Fiscal Year 2000 BRAC Cleanup Plan Abstract Analysis

FY2000 BRAC Cleanup Plan Abstract Analysis

This and other documents on the BRAC Environmental Program are available at http://www.dtic.mil/envirodod/

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ACQUISITION,
TECHNOLOGY
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December 31, 2001

MEMORANDUM FOR DEPUTY ASSISTANT SECRETARY OF THE ARMY
(ENVIRONMENT, SAFETY, AND
OCCUPATIONAL HEALTH)
DEPUTY ASSISTANT SECRETARY OF THE NAVY
(ENVIRONMENT)
DEPUTY ASSISTANT SECRETARY OF THE AIR
FORCE (ENVIRONMENT, SAFETY, AND
HEALTH)
STAFF DIRECTOR, ENVIRONMENT AND SAFETY,
DEFENSE LOGISTICS AGENCY SUPPORT
SERVICES (DSS-E)

SUBJECT: Analysis of the Fiscal Year 2000 BRAC Cleanup Plan Abstracts

Attached for your information and use is the Base Realignment and Closure (BRAC) Cleanup Plan (BCP) Abstract Analysis for fiscal year 2000 (FY00). Since the first round of base closures and realignments in fiscal year 1988, the Department of Defense (DoD) made significant progress in completing environmental restoration activities and supporting property transfer and reuse.

The document provides an overview of the environmental efforts, with a focus on environmental restoration, of all 204 BRAC installations with environmental restoration activities. The accomplishments detailed in the attached analysis include:

- Eighty-four percent of the acres leaving DoD have completed environmental restoration activities required under the Comprehensive Environmental Response, Compensation, and Liability Act framework.
- Sixty percent of BRAC environmental restoration sites have reached response complete while thirty-five percent of sites have cleanup activities in progress and another five percent are in the study phase.

As new solutions emerge for managing the Department's infrastructure while maintaining military readiness, the current BRAC installations continue to serve as a model for collaboration among DoD cleanup and real estate professionals, federal and state regulators, and communities in integrating reuse with cleanup.

This analysis is available in the BRAC Documents Section of the Cleanup Office Web site at http://www.dtic.mil/envirodod/. I also want to note my appreciation for the help and support provided by Component staffs in the development of the analysis. My point of contact for this analysis is Mr. Shah A. Choudhury, at (703) 697-7475.

John Paul Woodley, Jr.
Assistant Deputy Under Secretary of Defense
(Environment)

Attachment:
As stated

Contents

Base Realignment and Closure: The Cleanup Report

The Department of Defense (DoD) conducts environmental restoration activities at its installations to address contamination from past defense activities. Over the past 12 years, some of the installations undergoing environmental restoration were closed or realigned under the Base Realignment and Closure (BRAC) laws. As a result, DoD began focusing on the issue of transferring property in addition to existing environmental cleanup activities at these BRAC installations.

The fiscal year 2000 (FY00) BRAC Cleanup Plan (BCP) Abstract Analysis examines the cleanup progress at these BRAC installations, using FY00 environmental restoration data. A summary of the status of the BRAC portion of the Defense Environmental Restoration Program (DERP), this analysis evaluates how environmental restoration activities at property leaving DoD control are proceeding thus facilitating transfer and productive reuse of BRAC property.

- "Realignment" occurs when an installation's mission is changed or transferred to another installation or DoD Component.
- "Closure" occurs when property is no longer in use by an installation or its mission. Control of this property transfers to another DoD Component, Federal agency, or non-Federal entity.
- The DERP manages cleanup at both active and BRAC installations.

BRAC History

Congress authorized four rounds of base closures and realignments between 1988 and 1995 to eliminate excess infrastructure. DoD conducted the first BRAC round in 1988 based on recommendations from the Defense Secretary's Commission on Base Realignment and Closure. Recognizing that additional BRAC rounds would be necessary, Congress enacted the Defense Base Closure and Realignment Act of 1990 to manage further reductions and realignment of DoD's infrastructure given military requirements.

The 1990 Act established an independent Defense Base Closure and Realignment Commission "to provide a fair process that will result in the timely closure and realignment of military bases inside the United States." The commission met in 1991, 1993, and 1995 to develop a list of military installations to be closed or realigned. The objective of these closures was to allow DoD to maintain its high level of military readiness while modernizing its forces. The four rounds of BRAC are referred to as BRAC 1988, BRAC 1991, BRAC 1993, and BRAC 1995, indicating the year in which each set of military installations was selected for realignment or closure.

DoD and Environmental Restoration

DoD's BRAC environmental process is intended to facilitate reuse and transfer of military property to local communities while protecting human health and the environment. The Office of the Under Secretary of Defense (Acquisition, Technology, and Logistics) manages the BRAC process. Within this office, the Office of the Deputy Under Secretary of Defense (Installation and Environment (ODUSD(I&E)) has overall responsibility for the BRAC process. ODUSD(I&E) oversees the environmental aspects of the program as well as the real estate portion, such as property transfer. The Cleanup Office within ODUSD(I&E) develops environmental cleanup policy and oversees the environmental restoration under the DERP at BRAC installations. A major focus of ODUSD(I&E) is to ensure that the Department's BRAC property is remediated and transferred quickly and efficiently.

In total, 497 installations were slated for realignment or closure as a result of the four BRAC rounds. Of these 497 BRAC installations, 204 require some type of environmental restoration that is managed as part of the DERP. This analysis concentrates mainly on the environmental restoration and support of transfer and reuse status of BRAC property *that is transferring from DoD* at these 204 installations. Of the 204 BRAC installations requiring environmental restoration, 112 account for 97 percent of the acreage DoD plans to transfer or has already transferred to another Federal agency or non-Federal entity. Since they account for 97 percent of the acreage leaving DoD and 95 percent of the BRAC environmental restoration funding, these 112 installations are designated as "major" installations and are the primary focus of this analysis. The remaining "minor" installations requiring environmental restoration are discussed in lesser detail.

The Fast Track for Cleanup and Reuse

Military installations are vital parts of their local community and significant contributors to area economies. In recognition of the economic and social impacts of base closure, the Community Reinvestment Program was established in July 1993, to speed economic recovery of communities affected by BRAC closures. This initiative integrates economic development and transition assistance with environmental restoration to promote the quick local reuse of BRAC installation property.

▼ "I want the Department of Defense to be a Federal leader in agency environmental compliance and protection. We must demonstrate commitment with accountability for responding to the Nation's environmental agenda. I want every command to be an environmental standard by which Federal agencies are judged."

Secretary of Defense Dick Cheney, 1989

One part of this program, fast-track cleanup, focuses on expediting cleanup at BRAC installations while protecting human health and the environment. The fast-track cleanup process brings together DoD environmental restoration personnel and state and Federal regulators to work in conjunction with community members regarding cleanup and reuse issues. Three overarching principles guide fast-track cleanup:

- Protect human health and the environment
- Make property available for reuse and transfer as soon as possible
- Provide for effective community involvement.

BCP Abstract Data

The 112 major installations use a BRAC Cleanup Team (BCT) that coordinates environmental cleanup in support of transfer and reuse. Responsibilities of the BCT include preparation of a BCP that summarizes the installation's cleanup strategy and integrates the intended reuse of the property with environmental restoration decision making and planning. In addition, each of these 112 major BRAC installations is required to prepare an annual BCP abstract summarizing the installation's BRAC environmental restoration activities and progress. The Army, Navy, Air Force, and Defense Logistics Agency (collectively the Components) submit these abstracts, which reflects the status at the end of each fiscal year, to ODUSD(I&E).

This BCP Abstract Analysis examines the BCP abstracts submitted for FY00. Data for this analysis come from the installation BCP abstracts and from DoD's Restoration Management Information System (RMIS). This analysis is divided into four sections: BRAC Properties and Environmental Restoration, Major BRAC Installations, Minor BRAC Installations, and Analysis of Cleanup and Transfer Progress. Each section is briefly described below.

BRAC Properties and Environmental Restoration provides overall information on the BRAC portion of the DERP, including the process of environmental remediation for all installations and the process of fast-track cleanup. This section also details BRAC program funding and discusses future challenges and initiatives.

Major BRAC Installations focuses on the 112 major installations in this program. This section presents an overview of these installations and the status of their environmental restoration activities, based on the information provided in the Components' BCP abstracts. This section also discusses the environmental support to transfer BRAC installation

property from DoD to a non-military entity, the environmental issues that may impact transfer, and early transfer of property with on-going cleanup activities.

Minor BRAC Installations focuses on the remaining 92 BRAC installations with environmental restoration activities. This section explains the difference between major and minor installations and summarizes the status of environmental restoration and property transfer at these minor installations.

Analysis of Cleanup and Transfer Progress examines the progress of BRAC environmental restoration and property transfer and examines program trends. It highlights the progression of cleanup over the past four years and also details the transfer and reuse status of BRAC property.

The appendices present more detailed information on environmental restoration efforts at BRAC installations, including site status and cleanup phase duration. The appendices also provide backup data that support the summaries and analyses in this document and descriptions of the Federal laws governing environmental cleanup and transfer.

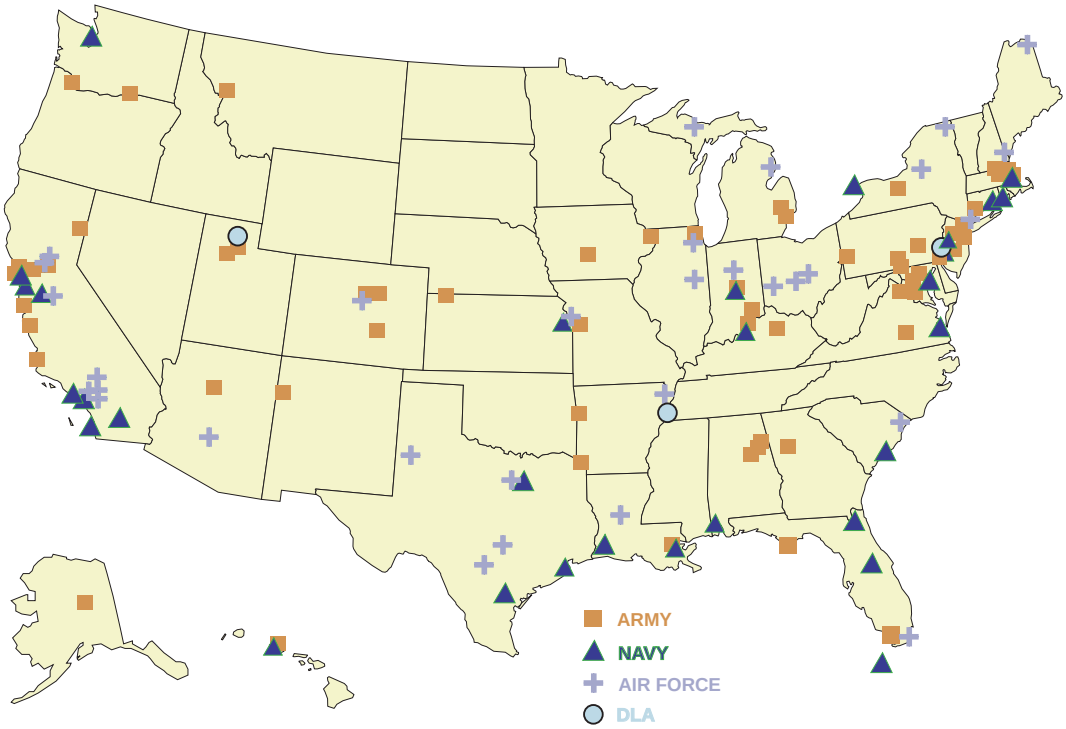
BRAC Properties and Environmental Restoration

▼ DoD measures acreage because it is the most straight forward method to emphasize a property's environmental condition.

When installations are slated for closure or realignment, environmental restoration activities continue with the same cleanup objectives as those of active installations—protect human health and the environment. At the time of closure or realignment, specific BRAC property, and its possible future use, is identified. The closed or realigned property will eventually be transferred to another Component, another Federal agency, or a non-Federal entity, such as a state or local government or private entity. Again, this analysis examines the environmental restoration status of property transferring to another Federal agency or non-Federal entity.

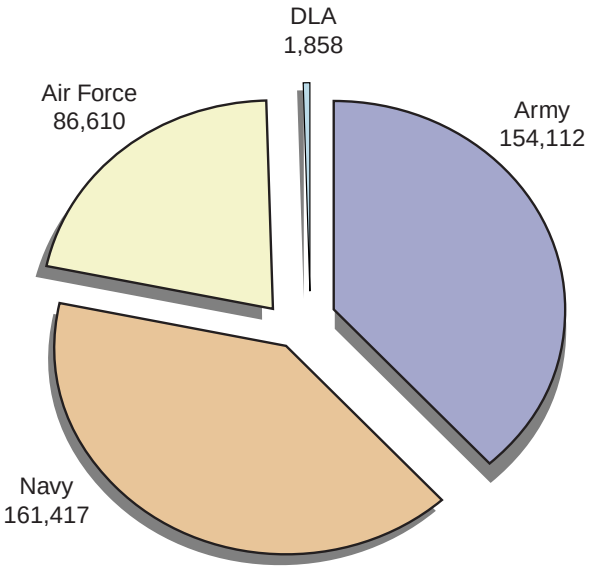
The 204 BRAC installations undergoing environmental restoration are collectively transferring 402,997 acres of property out of DoD. These installations vary in size and are located throughout the United States and its territories. Figure 1 displays the locations of major and minor BRAC installations throughout the fifty states. The transferring acreage is distributed across the Components and among each BRAC round. Figures 2a and 2b show breakdowns of this acreage by Component and BRAC round, respectively.

Figure 1
BRAC Installations with Environmental Restoration Sites



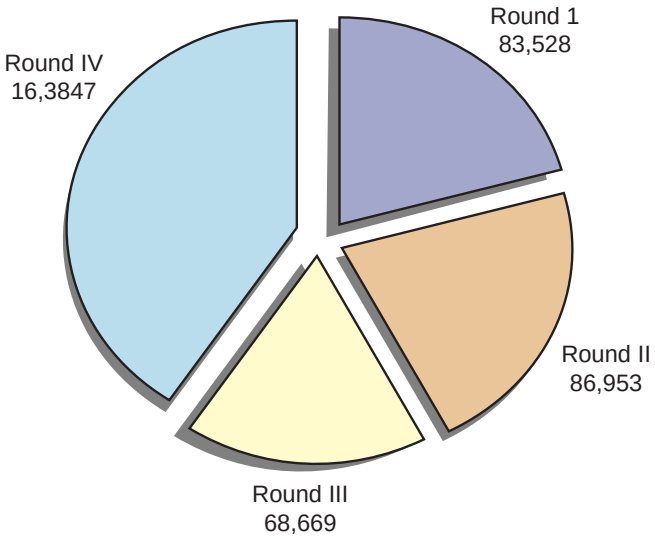
Note: Map does not show 53 Army housing areas.

Figure 2a
Acres to Transfer Out of DoD by Component*



*FY00 RMIS data for all installations

Figure 2b
Acres to Transfer Out of DoD by BRAC Round*



*FY00 RMIS data for all installations

Parallel Priorities: Cleanup and Reuse

Along with cleanup objectives, BRAC installations focus on efficient property transfer, providing beneficial reuse of the property by the local community. While reuse and transfer issues are outside the purview of ODUSD(I&E)/Cleanup Office, the office supports these issues by providing the framework for expeditiously making the property environmentally suitable for transfer and by obtaining input from communities on cleanup decisions.

Regulatory Program Drivers

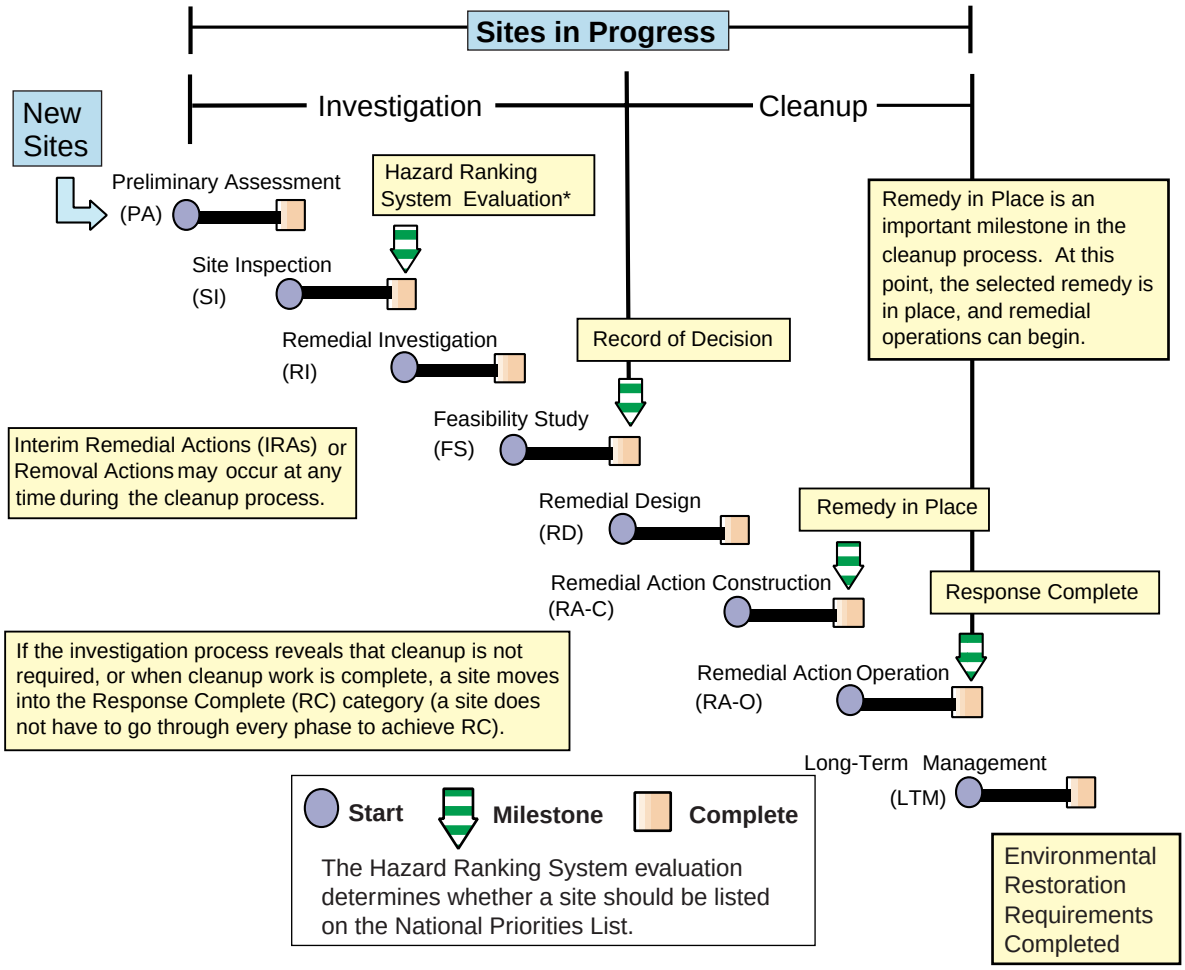
At BRAC installations, both environmental restoration and property disposal activities are carried out pursuant to environmental and Federal property management laws. The DERP provides the framework for cleanup activities at active and BRAC installations, ensuring that all cleanup is consistent with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLA, also known as "Superfund," is the primary Federal law governing the cleanup of releases of hazardous substances at both privately-owned lands and government facilities. In addition to governing the cleanup of such sites, CERCLA also has special requirements that apply to the transfer of Federally-owned properties to non-Federal owners. Additionally, successful property transfer depends on compliance with the National Environmental Policy Act (NEPA). NEPA is the functional responsibility of the BRAC Program Office and is carried out by the Component for each of their installations. NEPA is a Federal law requiring Federal agencies to undertake analyses of the environmental impacts of Federal actions prior to the action being taken. Appendix E discusses both CERCLA and NEPA in further detail. The environmental restoration process is described below while transfer requirements are outlined in *Major BRAC Installations*.

▼ A site is a discrete parcel of land on a military installation where investigation of possible contamination or cleanup of contamination is under way.

The Process of Environmental Restoration

Remediation at BRAC installations mirrors the process at active installations, with both adhering to the regulatory process laid out in the National Contingency Plan. At BRAC installations, environmental restoration personnel work continually to optimize the cleanup process to ensure that the program meets its objectives in the most effective and efficient manner possible. BRAC installations, however, have additional initiatives targeted to support reuse and property transfer. When an installation is realigned or closed, the environmental restoration personnel conduct a basewide Environmental Baseline Survey (EBS) of the installation's environmental condition. Based on the results, they determine how best to accelerate cleanup and make property available for reuse. The basewide EBS identifies which property is uncontaminated and which requires further evaluation or cleanup before property disposal can occur. In connection with the ongoing cleanup program, the basewide EBS helps the Local Reuse Authority (LRA) plan appropriate reuse so that the BCT can align further cleanup activities with reuse priorities, where possible.

Figure 3
Restoration Process Phases and Milestones



A BRAC installation may have multiple sites at different stages in the environmental restoration process, requiring different types of remediation. As Figure 3 depicts, the regulatory process provides a general order in which restoration activities occur at a site. A new site enters the Investigation category of the process, which consists of several phases. The preliminary assessment (PA) performed initially is an investigation of limited scope to determine whether contamination may be present.

The next stage, the site inspection (SI), involves collecting additional data to help DoD decide whether to pursue further environmental restoration activities or investigation if needed (if it is determined that the site requires no additional assessment). The remedial investigation (RI) and feasibility study (FS) phases follow the PA/SI. During the RI, DoD conducts further study and risk assessment to fully characterize the contamination. DoD evaluates various cleanup options and determines the best strategy during

the FS, resulting in the cleanup proposed plan. After the FS is complete, DoD documents the investigation activities and the selected cleanup option in a Record of Decision (ROD), or an equivalent document. At sites that pose no risk to human health or the environment, the selected remedy may be no further action.

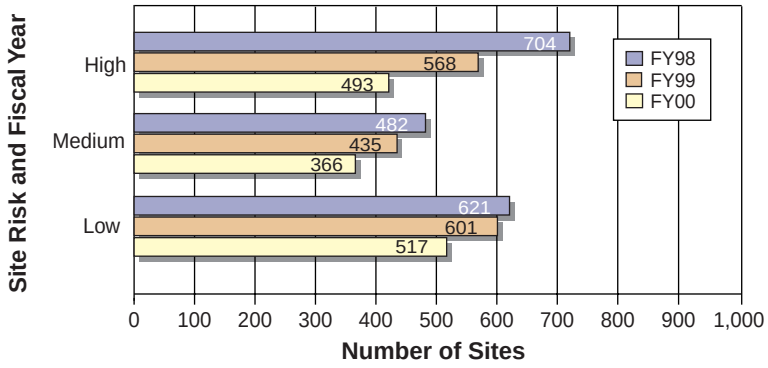
Sites that require additional action continue to the Cleanup category of the environmental restoration process, which includes remedial design (RD), remedial action construction (RA-C), and remedial action operation (RA-O). During these phases, DoD designs the selected remedy, constructs the remedy based on the RD specifications, and puts the remedy (for example, a groundwater pump and treatment system) into operation. Operation of the remedy then continues until the site's cleanup objectives, as specified in the ROD, are reached. DoD has established milestones to mark the achievement of two important goals within the Cleanup stage. The Remedy in Place (RIP) milestone is the point at which DoD implemented the remedy and it is operational and performing as intended. The second milestone is reached when all cleanup objectives have been met and cleanup activities are finished. DoD then considers the site Response Complete (RC). After a site reaches the RC milestone, DoD may conduct long-term monitoring (LTM) activities to verify that the remedy is effective. Some sites may also require 5-year reviews to ensure that the remedy continues to be effective. A site does not need to go through every phase to reach the RC milestone. At every site, DoD's goal is to fulfill its cleanup responsibilities and ensure that human health and the environment are protected.

Cleanup and Relative Risk

▼ Environmental restoration progress has achieved a steady decline in all relative-risk sites

In an effort to ensure that cleanup is addressed in a systematic and safe manner, with the worst sites remediated first, DoD developed the Relative-Risk Site Evaluation system. At each site, DoD evaluates the extent of contamination, the potential for contamination to spread, and the potential for humans or the environment to be exposed to contamination. After evaluating all of this information, DoD designates each site as high, medium, or low relative risk. The term relative risk is used because the ranking for each site is compared with that of other BRAC sites. At BRAC installations, other factors such as program goals, stakeholder concerns, and reuse priorities are assessed in conjunction with relative risk to determine the sequence for cleanup of all sites at the installation.

Figure 4
BRAC Installation Relative-Risk Evaluation Progress*



*FY00 RMIS data for all installations

Committed to protecting human health and the environment, DoD strives to reduce the number of sites in each relative-risk category. As Figure 4 shows, the environmental restoration work done in FY00 resulted in a decrease in all relative-risk categories. Especially noteworthy is the 13 percent drop from FY99 in BRAC high relative-risk sites.

Environmental Condition of Property

To manage and track acreage against the conditions established in CERCLA for property transfer, DoD developed an environmental condition of property (ECP) classification tool. This categorization scheme (outlined in Figure 5) provides for a consistent, DoD-wide description of BRAC property by the status of the environmental restoration activities and suitability or eligibility for transfer according to CERCLA. The categories characterize property by its current environmental condition.

▼ The number of acres not investigated or still undergoing environmental restoration keeps declining—only 5 percent of BRAC acreage still requires evaluation.

Properties falling into ECP categories 1 through 4 meet CERCLA requirements for transfer. Categories 1 through 4 encompass property that has never been contaminated, property that does not need remediation, and property where any necessary removal or remedial activities are complete.

For acreage in ECP categories 5 through 7, environmental restoration activities are ongoing, or further information is still required. As sites move through investigation and remediation, and environmental issues concerning acreage are addressed and resolved, property progresses from categories 5 through 7 (cleanup not completed/additional evaluation

Figure 5
Environmental Condition of Property Categories

CATEGORY 1:	Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).
CATEGORY 2:	Areas where only release or disposal of petroleum products has occurred.
CATEGORY 3:	Areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response.
CATEGORY 4:	Areas where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken.
CATEGORY 5:	Areas where release, disposal, and/or migration of hazardous substances has occurred, and removal or remedial actions are underway, but all required remedial actions have not yet been taken.
CATEGORY 6:	Areas where release, disposal, and/or migration of hazardous substances has occurred, but required actions have not yet been implemented.
CATEGORY 7:	Areas that are not evaluated or require additional evaluation.

required) to categories 2 through 4 (suitable for transfer, does not require remediation, or necessary actions have been taken).

▼ Eighty-four percent of acres designated for transfer out of DoD have completed remediation actions.

While property is generally not suitable for transfer until it reaches categories 2 through 4, it can be put into reuse under a lease or can be transferred by deed with state or Federal regulatory concurrence through use of the Early Transfer Authority (ETA). These two mechanisms, leasing and early transfer, are intended to facilitate the goals of the fast-track cleanup initiative by ensuring that property is available for community reuse as soon as possible.

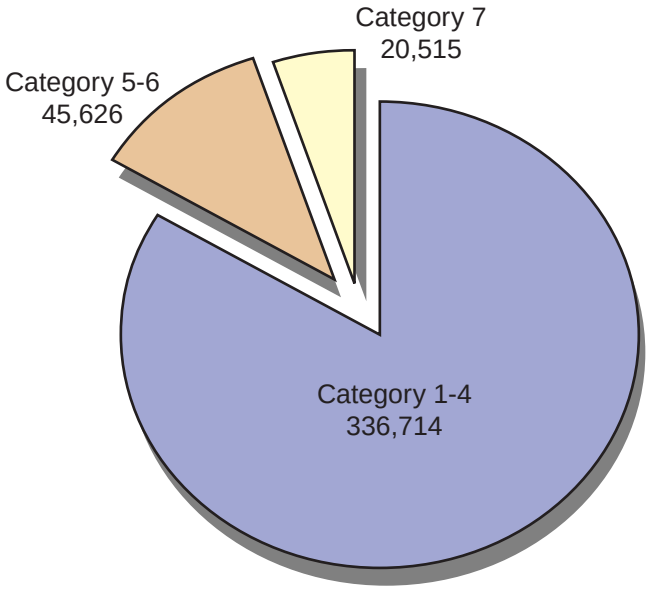
The DERP goal for environmental restoration at BRAC installations is for all acres to meet CERCLA requirements for transfer—that is, to achieve ECP category 1 through 4 designations—by the end of FY05. As shown in Figure 5a, 84 percent of the acres at BRAC installations designated for transfer out of DoD (including property already transferred) is in categories 1 through 4, an increase of 4 percent since FY97. This means all of the ongoing and planned environmental response activities at major BRAC installations are taking place on the remaining 16 percent of the

property. This percentage continues to decline as DoD completes these activities.

Fast-Track Cleanup Update

The process of fast-track cleanup has helped DoD carry out environmental restoration activities at BRAC installations efficiently and expeditiously. A comparison of environmental restoration activities at DoD's BRAC and active installations shows that fast-track cleanup at BRAC installations progresses through the investigation phase and reaches RIP faster than cleanup at active installations (Figures 6a and 6b). This is significant because it indicates that environmental restoration is progressing rapidly, facilitating property reuse and redevelopment. Appendix D provides additional information on phase durations, including graphs showing BRAC and active installation phase duration by Component.

Figure 5a
BRAC Acreage Leaving DoD, by ECP Categories



- Only 16 percent of BRAC property still requires environmental restoration activities.

Other Issues Affecting Property Transfer

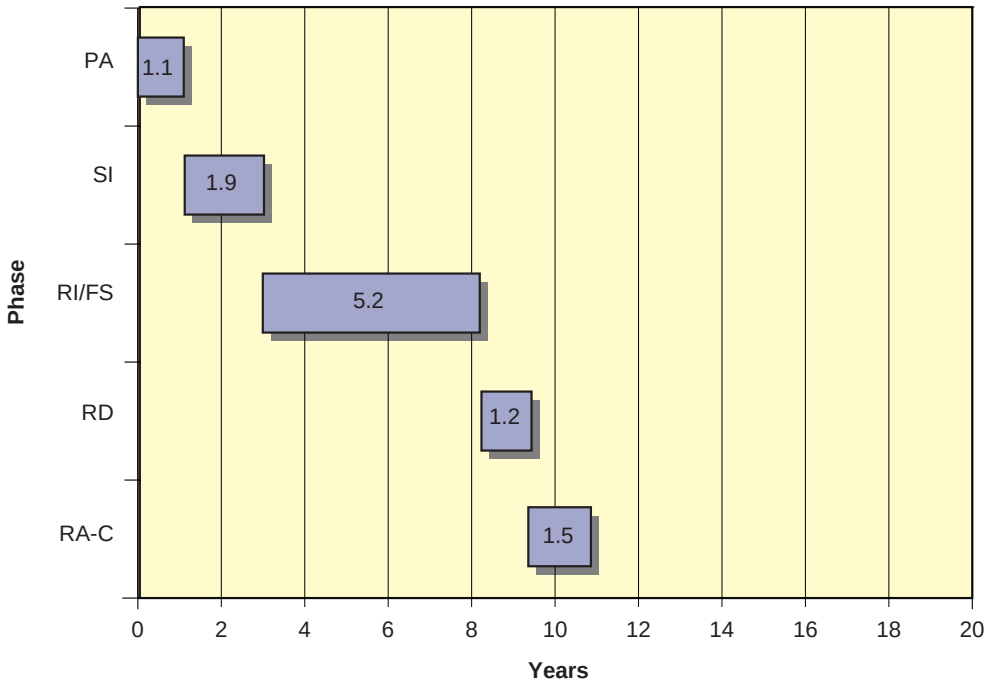
There are other important environmental and safety issues that can delay property transfer at some BRAC installations. These issues include acreage requiring responses to address military munitions or petroleum products and derivatives and acreage with concerns related to the management of natural and cultural resources.

In addition to tracking the acreage in ECP categories 1 through 7, DoD also tracks the acreage associated with these other issues. The acreage involved with each of these three concerns is shown in the text box to the right. These concerns are not considered in ECP category 1 through 7 acreage, as unlike environmental restoration under CERCLA, they generally do not present a legal restriction to property transfer. There are many cases in which a particular piece of land is affected by more than one of these issues. As a result, combined total acreage does not necessarily equal the acreage affected by munitions, petroleum, or natural and cultural resources. Table A4 (Appendix A) presents data on the total number of acres of each installation and the subset of those acres affected by munitions, petroleum, or natural and cultural resources.

Additional Environmental Encumberances at Major BRAC Installations

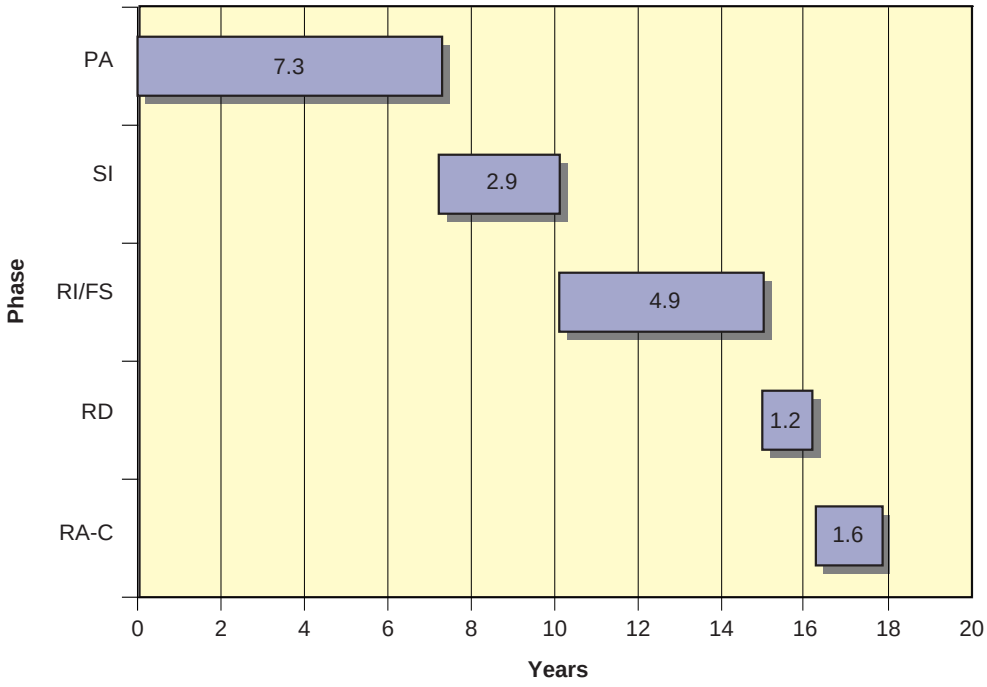
- Natural and cultural resource issues affect only 9 percent of BRAC acres transferring from DoD.
- Petroleum products affect less than 2 percent of BRAC acres to be transferred.
- Military munitions affect 27 percent of BRAC acres to be transferred.

Figure 6a
BRAC Installations, Average Phase Duration through RIP*



*FY00 RMIS data for all installations

Figure 6b
Active Installations, Average Phase Duration through RIP



*FY00 RMIS data for all installations

In FY00 DoD established policies for a military munitions response program within the DERP. In addition, the Department submitted a report to Congress on the costs and technologies associated with unexploded ordnance responses in May 2001.

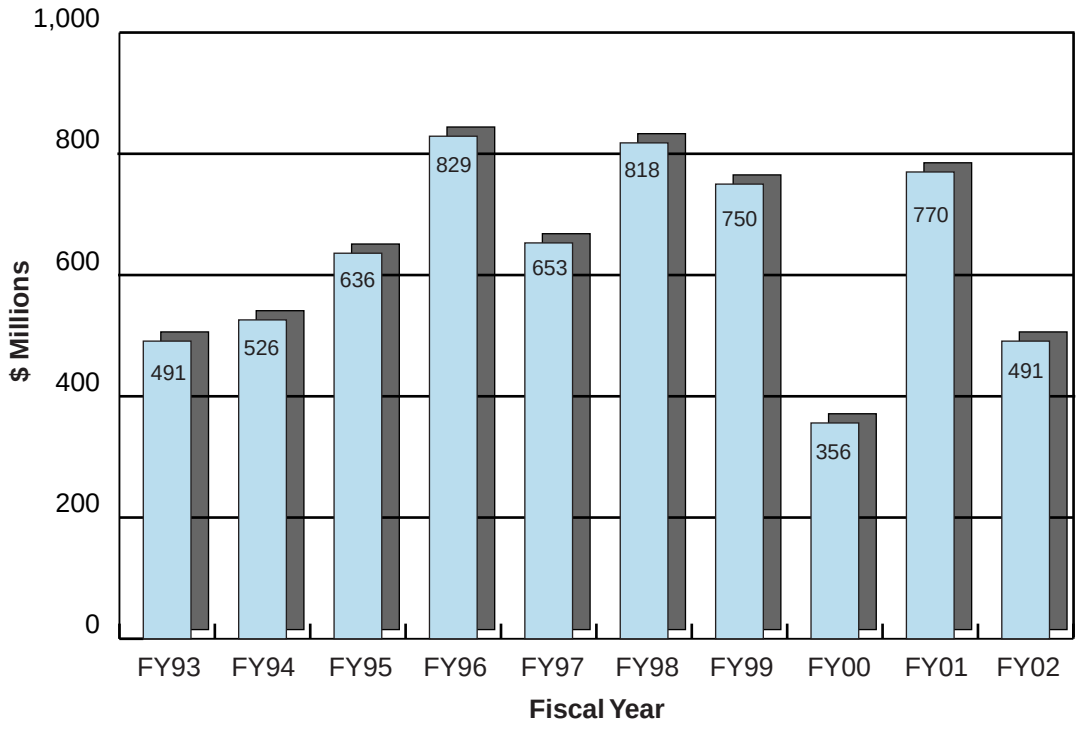
BRAC Funding

BRAC environmental restoration activities are funded from the overall BRAC account. BRAC environmental funding encompasses more than environmental restoration efforts; it also addresses closure-related environmental compliance, environmental planning, and program management and support. The BRAC account is part of DoD's overall Military Construction appropriations. To ensure maximum flexibility, and in keeping with management of the Military Construction account, BRAC funding is provided in 5-year appropriations, but funds are not dedicated to a specific BRAC activity. This account was set to expire at the end of FY00; however, Congress extended the account in the October 5, 1999, National Defense Authorization Act for Fiscal Year 2000.

In FY00, Congress appropriated $356 million for environmental activities at BRAC installations. Although this level of funding is a decrease from FY99 funding, estimated FY01 funding provides for the completion of projects begun in FY00 as well as funding projects starting in FY01. Projected funding for FY02 shows a decline reflecting the maturity of cleanup efforts as more and more sites move from study to cleanup to response complete. Figure 7 shows BRAC environmental funding levels from FY93 to FY02.

DoD's immediate funding challenge is managing the $150 million decrease in FY01 funding. Congress decreased the FY01 funding due to a perception of lagging funding outlays. The affected Components are working to resolve the issue of lagging outlays through improvements in fiscal management and expenditure of prior years' unexpended balances.

Figure 7
Actual and Projected BRAC Environmental Funding Allocations from FY93 to FY02*



*FY00 RMIS data for all installations

DoD is cognizant of the need to efficiently administer BRAC funding to have the greatest impact on completing cleanup activities and making the property suitable for transfer and reuse. Congressional support for funding levels to complete cleanup requirements is essential to supporting reuse and transfering BRAC property.

Meeting Cleanup Challenges

As part of ODUSD(I&E), DoD's Environmental Cleanup office is charged with developing policy and overseeing the DERP. During the evolution of the BRAC process, the Office of Environmental Cleanup developed tools and guidance to enable restoration personnel and the community to meet challenges and efficiently complete environmental restoration and support transfer. Some of these recent tools and initiatives are described below.

Cleanup Program Review

The Environmental Cleanup office began a review in early FY00 to highlight ways of improving the cleanup process at installations, identify issues that continue to impede cleanup progress, develop recommendations to address these issues, and identify best management practices in the program. DoD focused on listening to individual installations' and property's recipes for success to determine what is working, what is not, and where program improvements are needed. The review involved 16 BRAC and active installations from all Components and Formerly Used Defense Sites. The *Cleanup Program Review: Best Practices Report for the Defense Environmental Restoration Program* detailing lessons learned in overcoming challenges and programmatic impediments was published on March 31, 2000, and has been shared across DoD's cleanup program.

▼ A complete list of tools and guidance related to environmental restoration and transfer at BRAC installations can be found at www.dtic.mil/envirodod/brac/publish.html.

Land Use Controls

Part of ensuring the effectiveness of restoration activities is ensuring that the future use of property is appropriate and is compatible with use restrictions. DoD takes this responsibility very seriously and develops land use controls (LUCs) to manage future property use. LUCs include any physical, legal, and/or administrative mechanism that restricts the use of, or limits access to, property to prevent exposure to contaminants above permissible levels. LUCs are employed to protect the integrity of the remedy (if present) and human health and the environment after DoD transfers the property.

DoD has developed guidance documents to provide a uniform framework for implementing, recording and annotating, and managing use restrictions for property being transferred out of federal control. DoD needed an uniform approach to work within the varying state real property and environmental laws. In August 2000, DoD released its interim Land Use Control policy and used the following months to solicit and consider stakeholder comments. After incorporating comments, the Department issued the final Land Use Control policy on January 17, 2001. DoD is working with various groups to provide additional LUC tools for managing use restrictions. An example is DoD participation in a state-led effort to develop a model state law for dealing with use restrictions.

LRA and BCT Coordination

Recognizing that effective communication between the BCT and LRA is crucial to facilitating swift transfer and reuse of BRAC property, ODUSD(I&E) surveyed BCTs and LRAs at BRAC installations around the country. The intent was to identify successful methods of BCT - LRA interaction. The results are outlined in *Charting the Course to Cleanup and Reuse: Successful Examples of LRA and BCT Coordination.* Issued in August 2000, this BRAC brochure highlights lessons learned and the tools that BCTs and LRAs use together to integrate cleanup, redevelopment, and real property transfer.

Environmental Insurance Fact Sheet

One of the challenges in transferring, redeveloping, and reusing BRAC property is that potential buyers, developers, and lenders have trepidations about the legal, financial, or environmental risks associated with redeveloping remediated property. Environmental insurance is one tool that is helping to mitigate that risk, and therefore facilitate BRAC property transfer and redevelopment. DoD developed a fact sheet describing the use of environmental insurance as a risk management tool and outlining the different types of policies available.

▼ Guaranteed fixed-price remediation offers another tool to get cleanup done, on time and within budget.

Guaranteed Fixed-Price Remediation

BRAC installations are pioneering the use of fixed-price remediation contracts. A fixed-price contract allows DoD to contract for cleanup activities at an installation based on total estimated cleanup costs for completion of the work instead of payment of contractor costs and effort. With fixed-price remediation, DoD contracts for the accomplishment of the cleanup—the focus is on the end point, rather than the process. The benefit to DoD is the assurance that the work will be completed on time and within budget. Coupled with environmental insurance for managing the contractor's risk, this approach enhances the opportunity for stakeholders to work together in developing a cleanup schedule and priorities to speed reuse for the community.

To date, the Army has awarded two fixed-price remediation contracts, with additional ones being negotiated for FY01. The Navy signed a guaranteed fixed-price remediation contract for the Charleston Naval Complex in South Carolina benefitting installation personnel and community members. Under this innovative agreement, the contractors have specific cleanup goals and their use of environmental insurance protects potential developers, encouraging reuse. In addition, the

Navy is able to save on cleanup costs while protecting human health and the environment.

Looking Ahead

In the 12 years since the first BRAC round, DoD has learned many valuable lessons in improving environmental restoration and successful transfer of property to communities. To reduce excess infrastructure and better align DoD resources to support readiness and mission demands, the Department has sought Congressional authorization for further reductions and realignment of DoD's infrastructure. Environmental restoration activities in future infrastructure realignments will build on lessons learned in the four BRAC rounds, incorporating new technologies and tools. Reuse efforts will also leverage lessons learned and innovative approaches to improving the transfer of property.

Major BRAC Installations

A BRAC installation is generally designated as a major installation in relation to the amount of transferring acres. As mentioned earlier, the 112 major BRAC installations collectively account for 97 percent of the acreage transferring out of DoD, equivalent to 390,270 of the 402,997 transferring acres. *All figures in this section are based on FY00 BCP abstract data*. Figure 8 shows the number of major BRAC installations according to their BRAC round and Component. Table A1 (Appendix A) lists the major installations submitting FY00 BCP Abstracts.

Figure 8
Major BRAC Installations by Component and BRAC Round

BRAC Round	Army	Navy	Air Force	DLA	Total
I (1988)	11	3	5	--	**19**
II (1991)	5	9	13	--	**27**
III (1993)	3	19	7	1	**30**
IV (1995)	20	10	4	2	**36**
Total	**39**	**41**	**29**	**3**	**112**

The BRAC Cleanup Team

Responsible for coordinating fast-track cleanup at the major installations, a BCT comprises the DoD BRAC environmental coordinator and representatives from both the U.S. EPA and the state environmental agency. The BCP is a BRAC installation's cleanup management plan; the BCT uses this important tool to plan environmental restoration actions and integrate them with redevelopment activities, plans, and schedules. As part of the restoration and reuse processes, the BCT interacts with the restoration advisory board (RAB) and the local redevelopment authority (LRA). The RAB advises the BCT regarding cleanup decisions while the LRA provides information on the intended reuse. The functions and responsibilities of the BCT, RAB, and LRA are outlined in greater detail in Appendix F.

Environmental Restoration and the Road to Reuse

Once an installation is closed or realigned, the reuse process begins concurrently with ongoing cleanup activities. Planning for reuse involves BCT-community interaction as the LRA identifies local reuse needs, such as economic development, infrastructure, and job creation, and develops a reuse plan for the property. The reuse plan is a critical piece of the

environmental restoration process for BRAC installations, as future reuse is considered when the BCT evaluates remediation options for a particular site. One hundred and two major BRAC installations require reuse plans; as of the end of FY00, 91 of those plans had been completed and approved by the LRA. Figure 9 summarizes the percentage of required reuse plans that have been completed for each BRAC round. Table A7 (Appendix A) shows the status of reuse plans in greater detail.

Property Disposal and NEPA

In addition to cleanup requirements, Components must comply with NEPA before property can be reused or transferred. Compliance with NEPA usually involves preparation of an Environmental Impact Statement and issuance of a NEPA Record of Decision or preparation of Environmental Assessment study and issuance of a finding of no significant impact. For transferring BRAC property, NEPA studies are related to property disposal decisions, which are largely dependent on the reuse plan prepared by the LRA. Figure 10 shows that as of the end of FY00, about 80 percent of major BRAC installations had completed the required NEPA analysis. Table A8 (Appendix A) details NEPA completion status through FY99 and FY00.

As reuse plans are integral to NEPA compliance and property transfer, it is important that the plans are completed early in the BRAC process to facilitate compliance with NEPA and expedite transfer. Figure 11 compares the continuing progress of reuse plan finalization and NEPA completion.

Figure 9
Status of Reuse Plans at Major Installations, by BRAC Round

Round	Number Required	Number Complete	Percent Complete
I	16	16	100.00%
II	26	24	92.31%
III	26	23	88.46%
IV	34	28	82.35%
Total	**102**	**91**	**89.22%**

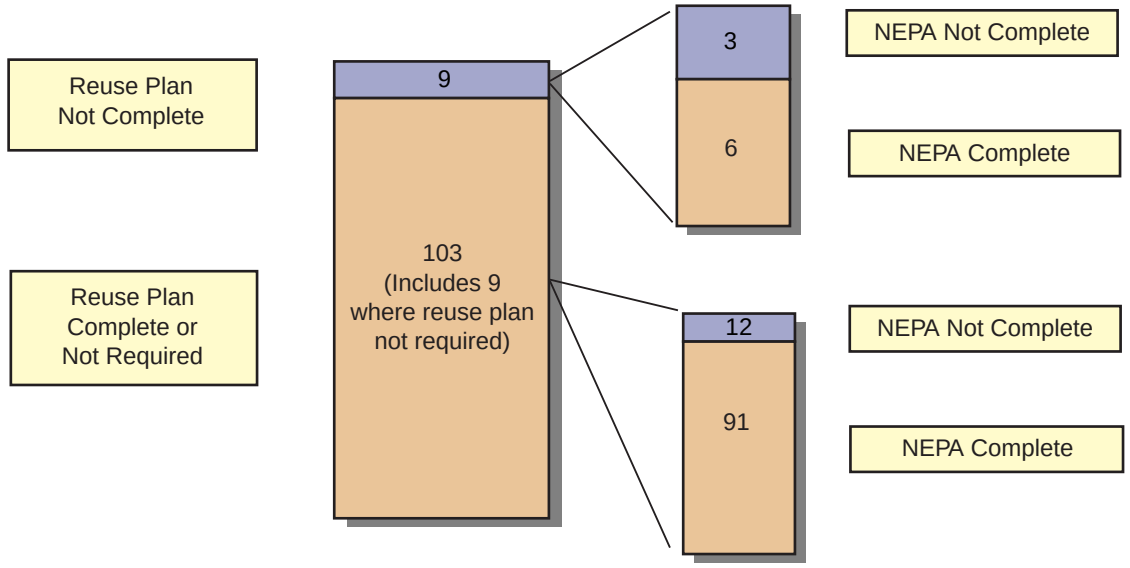
Figure 10
Percentage of Major Installations with NEPA Complete, by BRAC Round

Round	Number Required	Number Complete	Percent Complete
I	19	15	78.95%
II	27	24	88.89%
III	30	24	80.00%
IV	36	28	77.78%
Total	**112**	**91**	**81.25%**

Finding of Suitability to Transfer and Finding of Suitability to Lease

In order for BRAC property to be conveyed by deed or reused through lease, DoD policy requires that the property must be environmentally suitable. This conclusion is documented through a Finding of Suitability to Transfer (FOST) or a Finding of Suitability to Lease (FOSL), prepared by the Component with input from the U.S. EPA and state regulatory agencies. BCT approval of a FOST/FOSL indicates that environmental restoration requirements have been met. As the link between the environmental and the real estate processes, the FOST/FOSL serves as the

Figure 11
Status of Reuse Plans and NEPA Analyses at Major Installations*



*FY00 BCP abstract data for major installations

- **The FOST** documents the conclusion that property is environmentally suitable to transfer by deed.
- **The FOSL** documents the conclusion that property can be leased, even when cleanup still is underway.

mechanism to pass on environmental requirements to be included in the real estate transaction, such as any restrictions on the future use of the property.

Reuse and Transfer of BRAC Property

ODUSD(I&E) is focused on completing environmental restoration activities on BRAC property. At the end of FY00, 83 percent of total BRAC acreage was environmentally suitable for transfer under CERCLA. This includes property already transferred out of DoD (30 percent) and property planned for transfer. Table A12 (Appendix A) breaks down the actual acres leased and transferred; Table A13 (Appendix A) compares total acres leased and transferred in FY99 and FY00.

In an effort to accelerate local redevelopment of BRAC property, reuse can occur before taking all necessary remedial actions. There are two alternatives for reuse of property while remedial activities are underway: leasing or early transfer. A lease is one way for an LRA to use the property while DoD continues environmental remediation. While leasing is an effective means of making property available for community reuse as soon as possible, DoD would prefer that property be transferred by deed. Transfer by deed returns the property to the community and puts the property potentially back on the local tax rolls. The data show that over

the past four years, DoD has been transferring more property by deed rather than leasing it (see Table A13, Appendix A).

ETA gives the potential transferee the option of receiving the property by deed while environmental restoration work is still in progress. Properties transferred under ETA may require LUCs or other restrictions, but the early transfer allows the property recipient, often the LRA, to achieve reuse for the community earlier than would otherwise be possible. ETA was first used to transfer property in FY97. Figure 12 lists BRAC installations that have conveyed property by the early transfer process in the past four years. With ETA, the recipient of the property can also assume cleanup responsibility, as has been done at Agana Naval Air Station. The advantage is that the recipient is able to integrate cleanup and redevelopment activities, realizing time and cost savings and greater control over both activities.

Figure 12
Early Transfers at Major BRAC Installations

Component	Installation	Date of Transfer	Acreage
Army	Tooele Army Depot	12/22/98	1,622
Air Force	Griffiss Air Force Base	3/21/00; 7/31/00	158 (total)
Air Force	Grissom Air Force Base	6/30/97	201
Air Force	Lowry Air Force Base	9/13/00	12
Air Force	Mather Air Force Base	6/15/98; 2/1/00	163 (total)
Navy	Agana Naval Air Station	9/29/00	1,799
Navy	FISC Oakland	1999	676
Navy	FISC Oakland Alameda Annex	07/17/00	147

Minor BRAC Installations

Data collection and analysis has focused on the majority of BRAC acreage on the 112 major installations. Although the remaining percentage of acreage is small and data are not collected in the same level of detail, available information from RMIS can be analyzed and is reported here for the first time for FY00. This analysis looks briefly at the current environmental restoration and transfer status of the remaining 3 percent of BRAC acreage leaving DoD (12,727 acres) at the 92 "minor" installations.

The significant difference between the 112 major installations and the remaining minor ones is the amount of acreage planned for transfer out of DoD, either because the total installation acreage is small or DoD is retaining a majority of the acreage. Overall, the amount of BRAC acreage going to another Federal agency or non-Federal entity is small at the remaining installations. As a result, these minor installations do not support BCTs, are not required to submit BCP abstracts, and have fewer reporting requirements. Thus information regarding property transfer and condition of property categories is not available with the same level of detail as major installations. Some minor installations do prepare BCP abstracts, however, as part of their cleanup program management. The data from the 87 installations that did submit a detailed BCP abstract is summarized in Appendix B. While the data in Appendix B are representative of the minor installations, the acreage shown encompass only 87 installations, not all 92.

▼ Of the 87 minor installations with detailed BCP data, only six are transferring property in excess of 100 acres.

Remediation activities at minor installations are conducted according to CERCLA requirements and all BRAC sites follow the environmental restoration process outlined in the *BRAC Properties and Environmental Restoration* section. Like the major installations, these installations show considerable progress toward completing environmental restoration requirements. At the end of FY00, over 96 percent of BRAC acreage at the 87 minor installations had achieved category 1-4 designation, being suitable to transfer according to CERCLA.

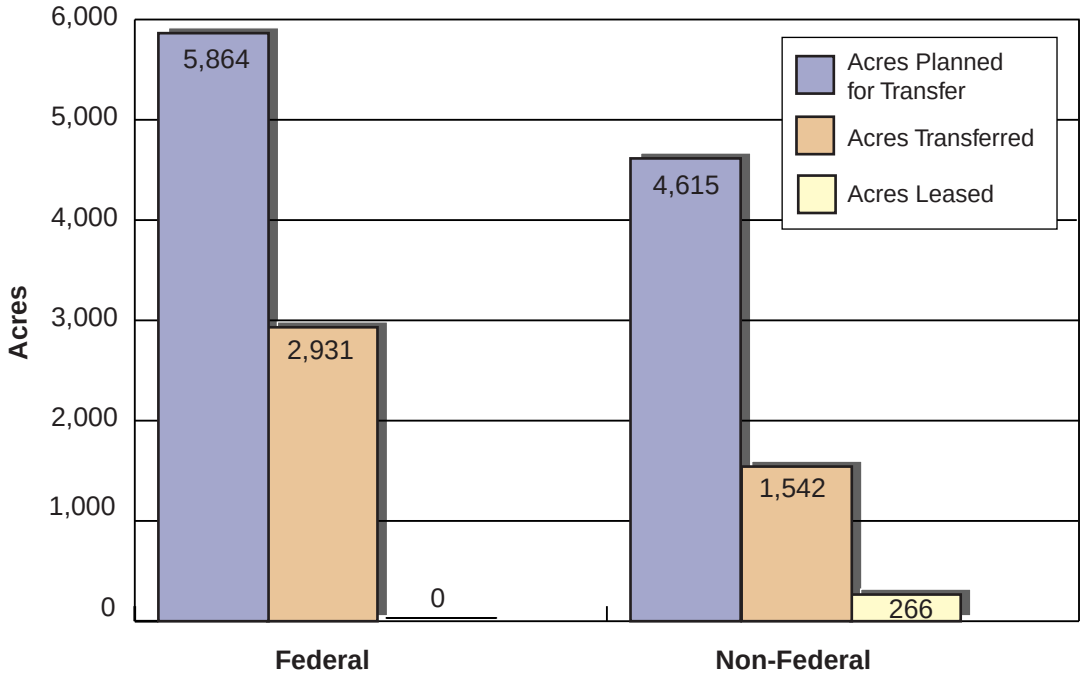
Property transfer requires the application of NEPA at all BRAC installations. Each installation performs an environmental review, however most minor installations are excluded from extensive NEPA analysis. Transfer conditions, such as acreage amounts, at 14 of 87 minor installations necessitated full NEPA analysis. All 14 of these installations have completed the indicated environmental assessment.

Quick and efficient transfer of all BRAC property, while protecting human health and the environment, is a primary goal of the BRAC process. Combined, all 92 minor installations are transferring 12,727 acres out of DoD. By the end of FY00, all minor installations had transferred over 54 percent of the 12,727 BRAC acres.

Figure 13 shows the progress of acres transferred and leased by the 87 minor installations that submitted BCP abstract data. These 87 installations encompass 10,479 acres leaving DoD.

▼ NINETY-TWO MINOR INSTALLATIONS HAVE TRANSFERRED 54 PERCENT OF THEIR ACREAGE BY THE END OF FY00.

Figure 13
Comparison of Acres Planned for Federal and Non-Federal Transfer and Acres Actually Transferred and Leased*



*Detailed FY00 data on 87 minor installations

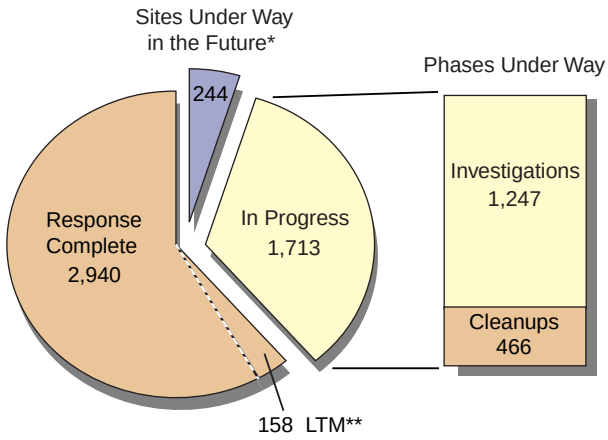
Analysis of Cleanup and Transfer Progress

This section examines BRAC property restoration and transfer status from FY97 through FY00. There are two complementary data sets contributing to this analysis. The data in RMIS, such as current site status and overall environmental condition of property status, covers all BRAC installations requiring environmental restoration. The second, more detailed data set is from the BCP abstracts. BCP abstract data breaks out whether the property is going to a Federal or non-Federal recipient, the current quantities of all leased and transferred property, as well as the acreage in each of the seven ECP categories. These data elements are complete for the 112 major BRAC installations but not required and therefore not as complete for the remaining minor installations. Graphs and charts in this section are labeled to indicate the data source.

Completing Environmental Restoration

DoD has addressed or is addressing nearly all of the BRAC environmental restoration sites. A key indicator of DoD's environmental restoration progress is the percentage of sites that have achieved the RC milestone. Figure 14 shows that over 60 percent of BRAC sites have achieved this important restoration milestone. This is a four percent increase over the FY99 number of sites at RC. Thirty-five percent of sites are in the process of being investigated or cleaned up. Of the remaining five percent (244 sites), 11 have future investigation start dates and 233 are in between environmental restoration phases.

Figure 14
BRAC Installations Overall Site Status***
(as of September 30, 2000)



Total Sites: 4,897

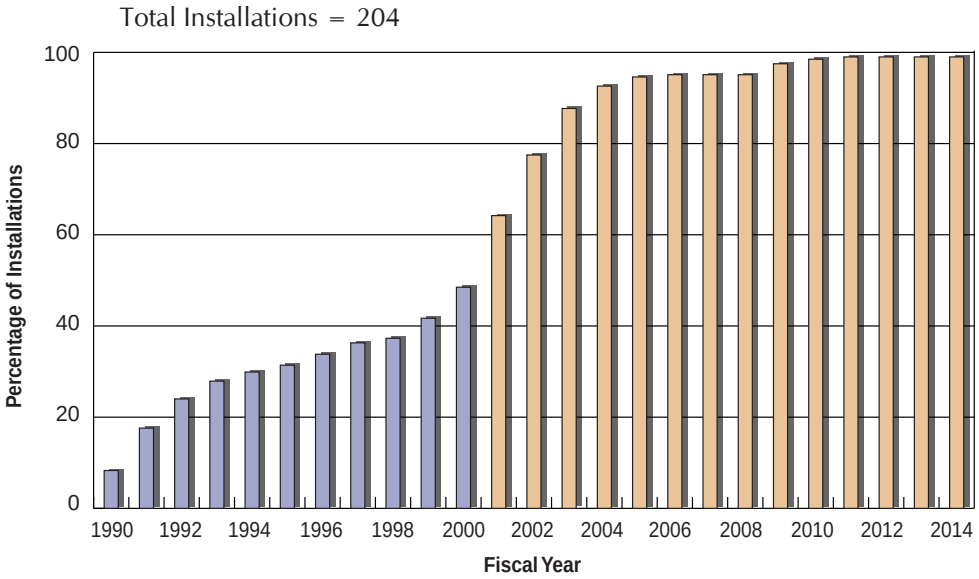
*Includes sites with future preliminary assessment starts planned and cleanup projects that are between phases.
**LTM is a subset of Response Complete.
***FY00 RMIS data for all installations

Figure 15 shows the historical and projected progress of BRAC sites through RIP. As of the end of FY00, the remaining environmental restoration work is being done on less than 16 percent of BRAC acreage.

One of the ways DoD is able to accomplish efficient environmental restoration is through the use of an interim remedial action (IRA). IRAs allow DoD to carry out response

activities at any time during the cleanup process when the need for such an activity becomes apparent. The advantage of an IRA is the flexibility to expedite cleanup and address known risks without having to pass through every phase in the cleanup process. In FY00, 1,376 IRAs were carried out at 1,080 sites at BRAC installations. This high percentage (60 percent) of IRAs at BRAC sites undergoing cleanup in FY00 indicates a committed effort to reduce risk and achieve RC, thereby facilitating transfer and reuse. Comparatively, the percentage of IRAs occurring at active installations sites during FY00 was 48 percent.

Figure 15
BRAC Installations Achieving Final Remedy in Place or Response Complete at Restoration Sites*



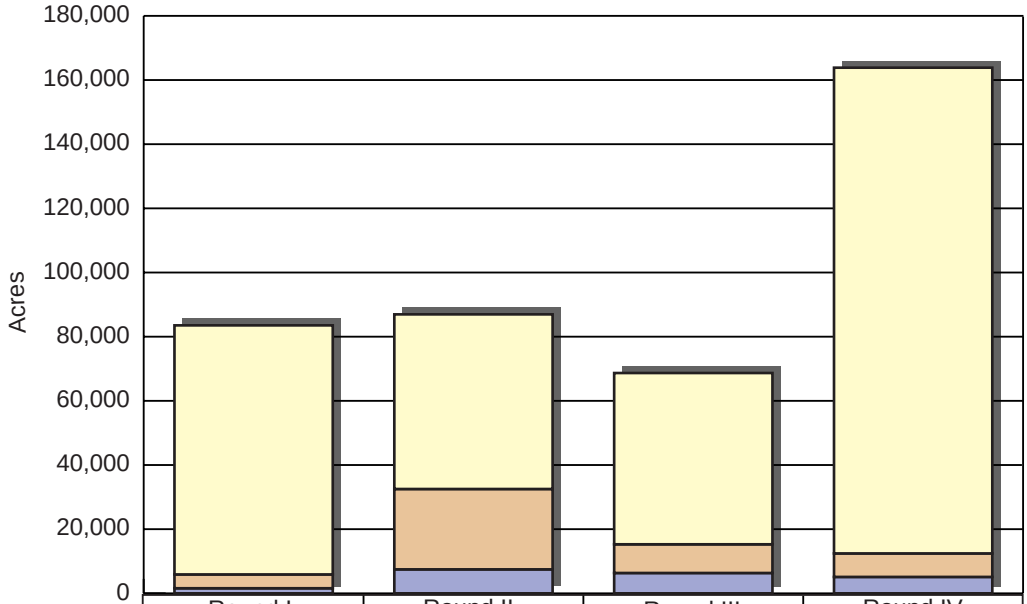
*Does not include four Army installations that have only unexploded ordnance and two Air Force installations that have no IRP sites.

Restoration and Environmental Condition of Property of BRAC Acres

Successful at completing environmental restoration in an efficient manner, DoD continues to increase the percentage of BRAC property that achieves ECP category 1-4 designation and becomes eligible for transfer according to CERCLA. From FY97 to FY00, category 1-4 acreage increased from 79 percent to 84 percent. Figure 16 shows the current ECP status of BRAC property transferring out of DoD.

Greater accomplishments were achieved with the remaining acreage in categories 5-7. As category 7 signifies property that is not yet evaluated or requires further evaluation, DoD is intent on reducing the amount of category 7 acreage. As the acreage is evaluated, it moves either to categories 5-6 or categories 1-3. Over the last four years, category 7 acreage has significantly decreased, by over 50 percent, while categories 5-6 acreage has increased—indicating that more sites, and the associated acreage, are moving through the environmental restoration process.

Figure 16
Environmental Condition of Property for Major Installations
Acreage by BRAC Round*



	Round I	Round II	Round III	Round IV
Category 1-4	77,635	54,435	53,387	151,405
Category 5-6	4,307	25,049	8,944	7,326
Category 7	1,586	7,472	6,343	5,117
Total	83,528	86,956	68,674	163,848

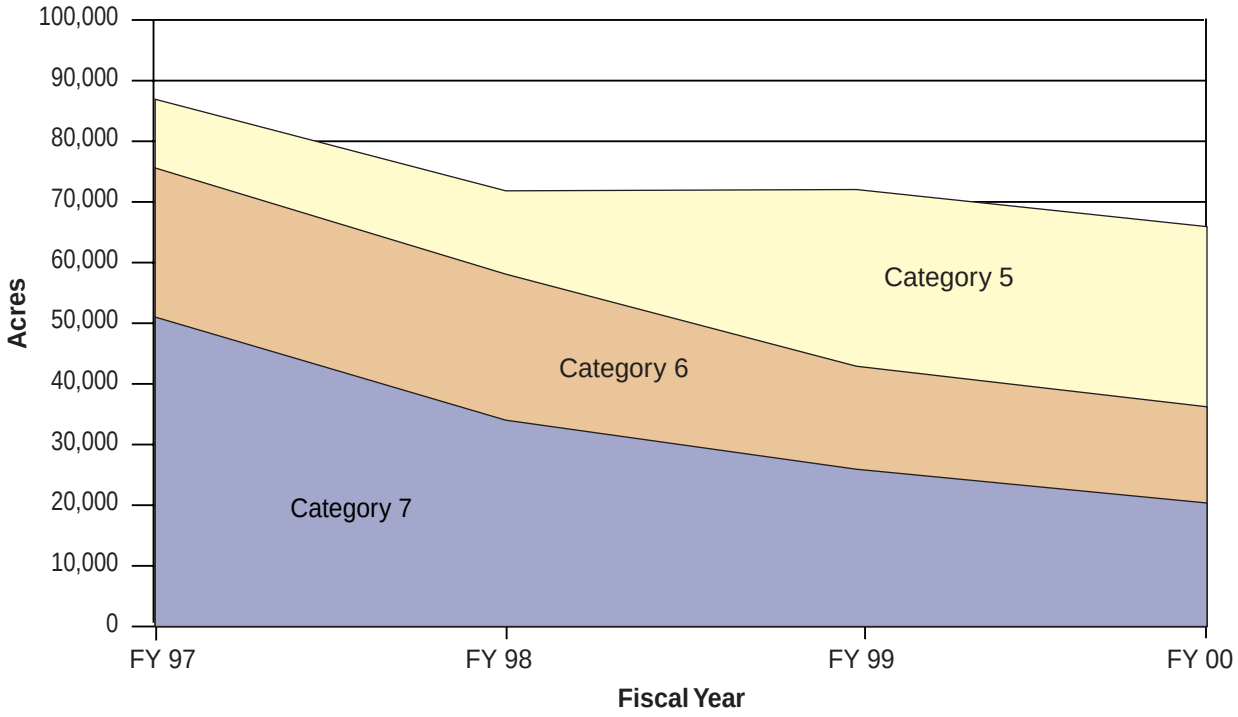
*FY00 BCP abstract data for major installations

Figure 17 shows DoD's achievement in addressing category 5, 6, and 7 acreage at major BRAC installations. At the end of FY00, only 5 percent of the acreage at major BRAC installations remained in category 7.

Types of Cleanup

In its environmental restoration effort, DoD classifies each site with a general site type based on its former usage or current contamination. The 45 site types DoD uses are listed in Appendix C. Also highlighted is the restoration progress of the 5 site types with the greatest number of sites: Spill Site Area, Storage Area, Landfill, Surface Disposal Area, and Underground Storage Tank. Of the sites that have funding identified in FY01 to environmental restoration completion, these 5 site types account for 43 percent of sites with planned future funding and 51 percent of the funding.

Figure 17
Change in Category 5, 6, and 7 Acreage from FY97 to FY00*

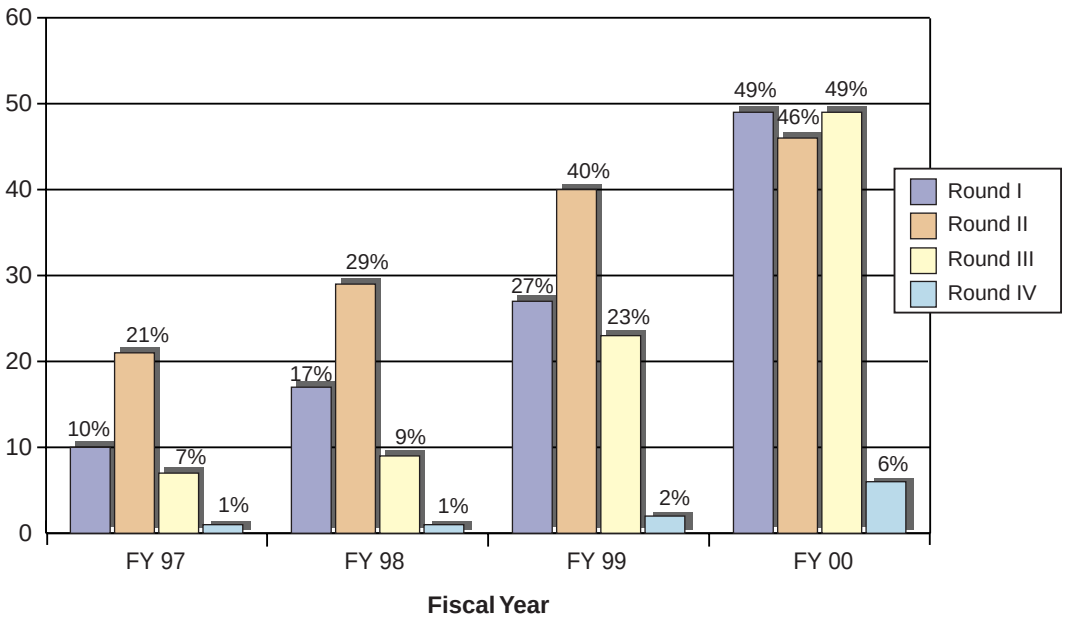


*BCP abstract data for major installations

Reaching Transfer and Reuse

The goal of completing environmental restoration at BRAC installations supports and works in parallel with the aim of transferring property. As completion of environmental restoration nears, property transfer takes on more significance. Successful partnerships and community interaction contribute significantly to BRAC program success. It takes time and effort to build working relationships with regulatory agencies and community members. DoD is committed to building these relationships. This commitment is evident in the recent success DoD has had in transferring property to non-military owners. In FY97, DoD had transferred only eight percent of major BRAC property planned for transfer out of DoD. By the end of FY00, DoD had completed the transfer of over 30 percent of this property, an increase of 225 percent from FY97 to FY00. Figure 18 shows the percentage of property transferred over the last four fiscal years, by BRAC round. At the end of FY00, BRAC Rounds 1988, 1991, and 1993 had each transferred almost 50 percent of its major BRAC property planned for transfer outside of DoD. The considerable increase of acres transferred in recent years is a positive indication of the success

Figure 18
Acres Transferred from FY97 to FY00, by BRAC Round*



*BCP abstract data for major installations

Significant Property Transfer in FY00

- Three installations transferred over 2,000 acres each to another Federal agency, for a combined transfer of 18,065 acres
- Seven other installations transferred over 1,000 acres each to a non-Federal recipient, for a combined total of 19,872.

of cleanup actions and environmental activities to facilitate reuse and transfer.

Figure 19 shows the number of FOSTS, with associated acreage, completed from FY98 through FY00. Table A10 (Appendix A) breaks out FOST/FOSL transactions and acres completed, and Table A11 (Appendix A) compares FY00 projections and completions and shows total completions to date. These tables show that in FY00, as in FY99, a smaller number of FOSTs and FOSLs were completed than was projected.

In FY00, DoD had a 63 percent increase in property transfer compared to FY99. This is noteworthy as acreage transferred from multiple installations, not just a few, meaning that several communities benefitted from the 47,843 acres transferred in FY00. There may be several reasons for the success of transfers in FY00, such as completed environmental restoration and finalized reuse plans, or the reuse process transitioning from planning to redevelopment activities. No-cost economic development conveyances (EDCs), signed into law in August 2000, may be one reason for the recent increase in transferring property.

Figure 19
FY98, FY99, and FY00 FOSTs and FOSLs*

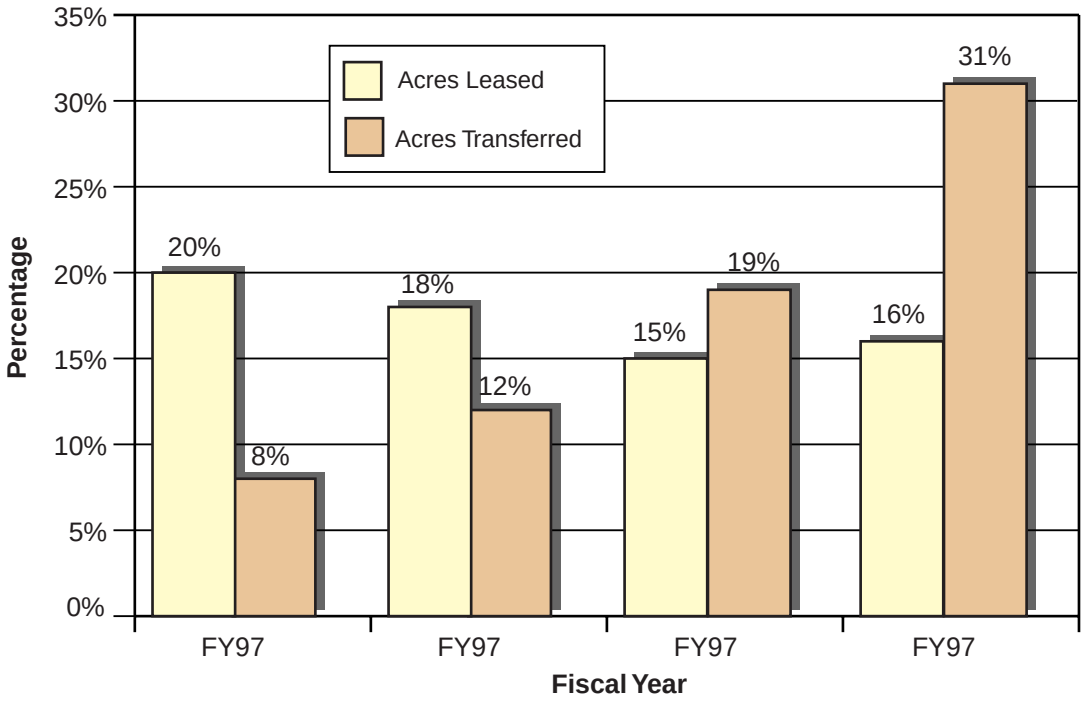
	Completed by FY98	Completed by FY99	Completed by FY00
# FOSTs	299	370	483
FOST Acres	71,185	87,044	133,604
# FOSLs	1,472	1,528	1,582
FOSL Acres	79,271	84,545	95,176

Note: Numbers are cumulative
*BCP abstract data for major installations

▼ First available in FY00, no-cost EDCs provide for no-cost transfer of DoD BRAC property to the LRA. This legislation stimulates economic redevelopment and long-term job creation.

Figure 20 illustrates the changing trend from leasing to transferring acres over the past four fiscal years. In FY97, the percentage of acres leased was high compared to the percentage of acres transferred as leasing allows communities to have immediate reuse of BRAC property while environmental restoration is underway. From FY97 to FY00, the percentage of acres transferred increases dramatically while the leased acreage percentage decreases. Overall, DoD had transferred 31 percent of its BRAC property by the end of FY00.

Figure 20
Acres Leased and Transferred from FY97 to FY00*



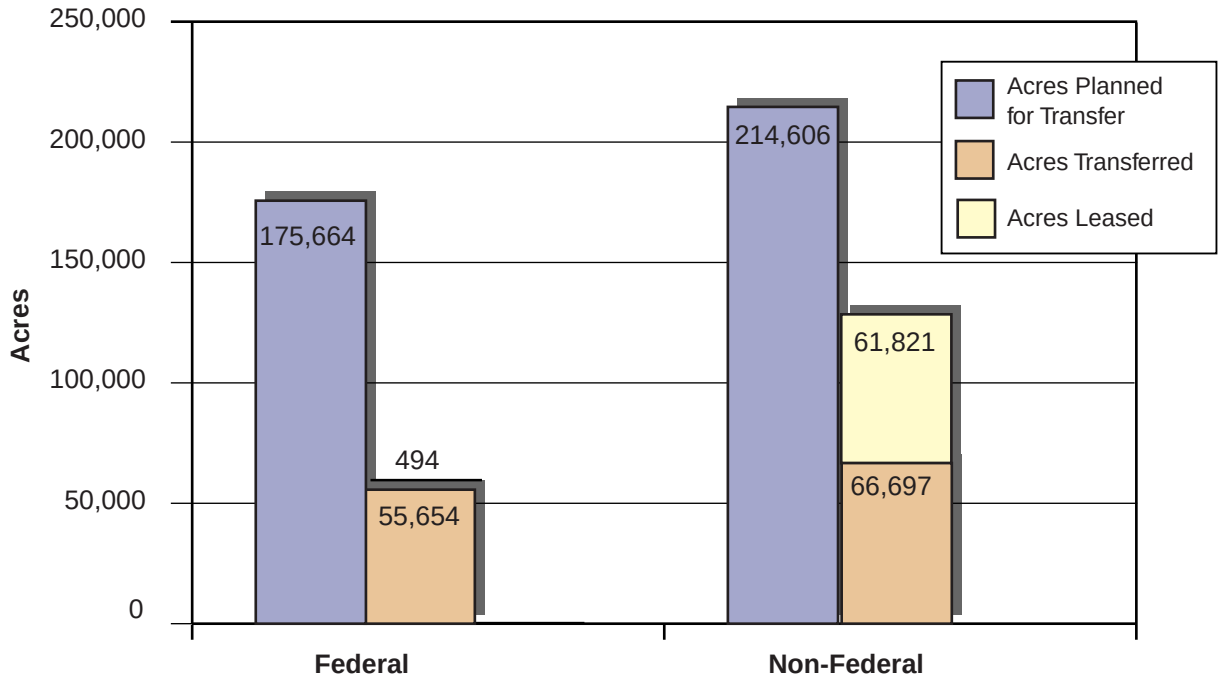
*BCP abstract data for major installations

Working Together to Transfer Property

▼ The BRAC Cleanup Team at NAS Cecil Field worked with the community to identify quick ways to transfer the property to the City of Jacksonville for redevelopment. Within 11 months of base closure, 95 percent of the property was transferred to the local community.

The amount of acreage in reuse through transfer and lease is compared to the total amount of BRAC property planned for transfer in Figure 21. Forty-five percent of the major installation acres to be transferred from DoD is planned for transfer to other federal agencies. To date, DoD has transferred over one third of these acres to other Federal agencies, such as the Department of Interior. The majority of BRAC acres to transfer from DoD are intended for non-Federal entities. Of this property, about 65,067 acres (30 percent) has already been transferred, with another 55,654 (26 percent) in reuse through lease. Thus at the end of FY00, 60 percent of all property planned for transfer out of DoD has been transferred or is in reuse.

Figure 21
Comparison of Acres Planned for Federal and Non-Federal Transfer and Acres Actually Transferred and Leased*



*FY00 BCP abstract data for major installations

Conclusion

The first BRAC installations were slated for closure or realignment in 1988. Since then, ODUSD(I&E) has focused on the responsibility of remediating BRAC property to protect human health and the environment. Along the way, cleanup efforts have resulted in many accomplishments, and cleanup efforts have become more efficient based on lessons learned.

As a result, environmental restoration at BRAC installations is nearing completion and the pace of property transfer appears to be increasing. Restoration activities are complete at 84 percent of transferring property, making the property environmentally suitable for transfer. Almost 50 percent of BRAC acres in each of the first three BRAC rounds (BRAC 1988, BRAC 1991, BRAC 1993) has been transferred and a significant portion of the remainder is in reuse through leases.

This analysis shows that DoD is continuing forward with its cleanup program through strong partnerships with regulators and the public. DoD remains committed to addressing the challenges that lie ahead to ensure that environmental restoration and property transfer continue to occur as quickly as possible to allow communities to redevelop and benefit economically.

Appendix A
BCP Abstract
Data Summary

Table A1
Major Installations Included in the FY00 BCP Abstracts

	Army	Navy	Air Force	DLA	Total
ROUND I	ARL-WATERTOWN CAMERON STATION FORT GEORGE G. MEADE FORT SHERIDAN FORT WINGATE HAMILTON AAF JEFFERSON PG LEXINGTON FACILITY - LBAD PRESIDIO OF SAN FRANCISCO PUEBLO CHEMICAL DEPOT UMATILLA CHEMICAL DEPOT	BROOKLYN, NY NS PHILADELPHIA NH SALTON SEA TEST RANGE	CHANUTE AFB GEORGE AFB MATHER AFB NORTON AFB PEASE AFB		**19**
ROUND II	ARL-WOODBRIDGE FORT BENJAMIN HARRISON FORT DEVENS FORT ORD ANNEX SACRAMENTO AD	CHASE FIELD NAS DAVISVILLE NCBC HUNTERS POINT ANNEX LONG BEACH NS MOFFETT FIELD NAS PHILADEPHIA NS + NSY SAND POINT NAS TUSTIN MCAS WARMINSTER NAWC	BERGSTROM AFB CARSWELL AFB CASTLE AFB EAKER AFB ENGLAND AFB GRISSOM AFB LORING AFB LOWRY AFB MYRTLE BEACH AFB RICHARDS-GEBAUR AFB RICKENBACKER ANGB WILLIAMS AFB WURTSMITH AFB		**27**
ROUND III	FORT MONMOUTH TOOELE AD VINT HILL FARMS STATION	AGANA NAS ALAMEDA NAS BARBERS POINT NAS CECIL FIELD NAS CHARLESTON NC DALLAS NAS DRIVER NRTF EL TORO MCAS GLENVIEW NAS MARE ISLAND NS MEMPHIS NAS MIDWAY NAF OAKLAND NH ORLANDO NTC SAN DIEGO NTC SAN FRANCISCO STATEN ISLAND TREASURE ISLAND NS TRENTON NAWC	GENTILE AFS GRIFFISS AFB HOMESTEAD AFB K.I. SAWYER AFB MARCH AFB NEWARK AFB PLATTSBURGH AFB	DSC PHILADELPHIA	**30**
ROUND IV	CAMP BONNEVILLE DETROIT ARSENAL FORT CHAFFEE FORT DIX BRAC FORT GREELY FORT MCCLELLAN FORT PICKETT FORT RITCHIE FORT TOTTEN HINGHAM ANNEX LETTERKENNY AD MOT, BAYONNE OAKLAND ARMY BASE RED RIVER AD SAVANNA DEPOT ACTIVITY SENECA AD SIERRA AD STRATFORD AEP SUDBURY TRAINING ANNEX U.S. ARMY OPERATIONS FITZSIMONS	ADAK NAS EAST LYME NUSC GUAM NAVACTS INDIANAPOLIS NAWC LONG BEACH NS LOUISVILLE NSWC NAVAL FUEL DEPOT, POINT MOLATE OAKLAND FISC SOUTH WEYMOUTH NAS WHITE OAK NSWC	KELLY AFB MCCLELLAN AFB REESE AFB ROSLYN ANGB	DDMT MEMPHIS DDOU ODGEN	**36**
TOTAL	**39**	**41**	**29**	**3**	**112**

Note: BRAC Cleanup Teams have adjourned at ARL-Woodbridge, Cameron Station, Fort Benjamin Harrison, Presidio of Monterey (Fort Ord), and Roslyn ANGB

Table A2
Installations on the NPL

	Army	Navy	Air Force	DLA	Total
Round I	ALABAMA AAP ARL-WATERTOWN FORT GEORGE MEADE UMATILLA CHEMICAL DEPOT		CHANUTE AFB* GEORGE AFB MATHER AFB NORTON AFB PEASE AFB		**9**
Round II	FORT DEVENS FORT ORD ANNEX SACRAMENTO AD	DAVISVILLE NCBC HUNTERS POINT ANNEX MOFFETT FIELD NAS WARMINSTER NAWC	CASTLE AFB LORING AFB RICKENBACKER ANGB* WILLIAMS AFB WURTSMITH AFB*		**12**
Round III	TOOELE AD	ALAMEDA NAS CECIL FIELD NAS EL TORO MCAS	GRIFFISS AFB HOMESTEAD AFB MARCH AFB PLATTSBURGH AFB		**8**
Round IV	LETTERKENNY AD SAVANNA DEPOT ACTIVITY SENECA AD SUDBURY TRAINING ANNEX	ADAK NAS SOUTH WEYMOUTH NAS	MCCLELLAN AFB	DDMT MEMPHIS DDOU OGDEN	**9**
Total	**12**	**9**	**15**	**2**	**38**

* proposed for NPL listing

Table A3
Status of FY00 Environmental Condition of Property Categories and Percent Change from FY99*

	Total Installation Acres	Acres to Transfer Out of DoD	FY99 Category 1-4	FY00 Category 1-4	% FY99-FY00	% of Acres to be Transferred	FY99 Cat 5-6	FY00 Cat 5-6	% FY99-FY00	FY99 Cat 7	FY00 Cat 7	% FY99-FY00
Army	1,142,079	144,031	107,940	110,286	2.17%	76.57%	22,613	21,668	-4.18%	13,328	12,075	-9.40%
Round I	137,806	38,045	35,078	35,682	1.72%	93.79%	1,683	1,658	-1.49%	786	705	-10.31%
Round II	41,302	35,042	9,170	10,342	12.78%	29.51%	17,835	17,355	-2.69%	7,320	7,345	0.34%
Round III	26,766	2,566	1,264	1,257	-0.55%	48.99%	10	10	0.00%	1,299	1,299	0.00%
Round IV	936,205	68,378	62,428	63,005	0.92%	92.14%	3,085	2,645	-14.26%	3,923	2,726	-30.51%
Navy	194,693	159,137	141,700	143,387	1.19%	90.10%	9,273	10,303	11.11%	7,726	5,447	-29.50%
Round I	19,493	19,493	19,483	19,493	0.05%	100.00%	0	0	0.00%	10	0	100.00%
Round II	13,246	12,450	10,490	10,700	2.00%	85.94%	1,929	1,752	-9.18%	547	0	-100.00%
Round III	65,970	46,761	33,867	35,085	3.60%	75.03%	5,721	6,811	19.05%	6,171	4,864	-21.18%
Round IV	95,984	80,433	77,860	78,109	0.32%	97.11%	1,623	1,740	7.21%	998	583	-41.58%
Air Force	95,332	85,244	66,781	69,756	4.45%	81.83%	14,102	13,190	-6.47%	4,465	2,300	-48.49%
Round I	19,339	19,026	14,922	15,703	5.23%	82.53%	2,780	2,495	-10.25%	1,488	828	-44.35%
Round II	43,254	39,125	33,860	33,058	-2.37%	84.49%	6,626	5,942	-10.32%	2,121	127	-94.01%
Round III	22,017	18,767	12,984	16,479	26.92%	87.81%	2,105	2,122	0.81%	135	166	22.96%
Round IV	10,722	8,326	5,015	4,516	-9.95%	54.24%	2,591	2,631	1.54%	721	1,179	63.52%
DLA	1,858	1,858	1,277	1,302	1.96%	70.08%	126	129	2.38%	412	427	3.64%
Round I	--	–	--	--	–	–	–	--	--	–	--	--
Round II	--	–	--	--	–	–	–	--	--	–	--	--
Round III	87	87	87	77	-11.49%	88.51%	0	0	0.00%	0	10	100.00%
Round IV	1,771	1,771	1,190	1,225	2.94%	69.17%	126	129	2.38%	412	417	1.21%
Service Totals	1,433,962	390,270	317,698	324,731	2.21%	83.21%	46,114	45,290	-1.79%	25,931	20,249	-21.91%
Round I	176,638	76,564	69,483	70,878	2.01%	92.57%	4,463	4,153	-6.95%	2,284	1,533	-32.88%
Round II	97,802	86,617	53,520	54,100	1.08%	62.46%	26,390	25,049	-5.08%	9,988	7,472	-25.19%
Round III	114,840	68,181	48,202	52,898	9.74%	77.58%	7,836	8,943	14.13%	7,605	6,339	-16.65%
Round IV	1,044,682	158,908	146,493	146,855	0.25%	92.42%	7,425	7,145	-3.77%	6,054	4,905	-18.98%

*ECP categorizes property with respect to eligibility to transfer property under the CERCLA framework.

Table A4
Acres with Other Environmental Encumberances*

	Total Installation Acres	Acres to Transfer Out of DoD	POL	% POL Affected	NCR	% NCR Affected
Army	1,142,079	144,031	445	0.31%	12,455	8.65%
Round I	137,806	38,045	66	0.17%	890	2.34%
Round II	41,302	35,042	90	0.26%	1,811	5.17%
Round III	26,766	2,566	35	1.36%	30	1.17%
Round IV	936,205	68,378	254	0.37%	9,724	14.22%
Navy	194,693	159,137	2,447	1.54%	10,876	6.83%
Round I	19,493	19,493	4	0.02%	3,504	17.98%
Round II	13,246	12,450	105	0.84%	28	0.22%
Round III	65,970	46,761	898	1.92%	6,050	12.94%
Round IV	95,984	80,433	1,440	1.79%	1,294	1.61%
Air Force	95,332	85,244	3,597	4.22%	10,518	12.34%
Round I	19,339	19,026	946	4.97%	5,448	28.63%
Round II	43,254	39,125	2,077	5.31%	2,312	5.91%
Round III	22,017	18,767	574	3.06%	2,158	11.50%
Round IV	10,722	8,326	0	0.00%	600	7.21%
DLA	1,858	1,858	0	0.00%	0	0.00%
Round I	--	--	--	--	--	--
Round II	--	--	--	--	--	--
Round III	87	87	0	0.00%	0	0.00%
Round IV	1,771	1,771	0	0.00%	0	0.00%
Service Totals	1,433,962	390,270	6,489	1.66%	33,849	8.67%
Round I	176,638	76,564	1,016	1.33%	9,842	12.85%
Round II	97,802	86,617	2,272	2.62%	4,151	4.79%
Round III	114,840	68,181	1,507	2.21%	8,238	12.08%
Round IV	1,044,682	158,908	1,694	1.07%	11,618	7.31%

	Total Installation Acres	Acres to Transfer Out of DoD	UXO	% UXO Affected
Army	1,142,079	144,031	61,649	42.80%
Round I	137,806	38,045	11,531	30.31%
Round II	41,302	35,042	18,423	52.57%
Round III	26,766	2,566	0	0.00%
Round IV	936,205	68,378	31,695	46.35%
Navy	194,693	159,137	42,120	26.47%
Round I	19,493	19,493	1,113	5.71%
Round II	13,246	12,450	0	0.00%
Round III	65,970	46,761	1,007	2.15%
Round IV	95,984	80,433	40,000	49.73%
Air Force	95,332	85,244	360	0.42%
Round I	19,339	19,026	29	0.15%
Round II	43,254	39,125	294	0.75%
Round III	22,017	18,767	37	0.20%
Round IV	10,722	8,326	0	0.00%
DLA	1,858	1,858	0	0.00%
Round I	--	--	--	--
Round II	--	--	--	--
Round III	87	87	0	0.00%
Round IV	1,771	1,771	0	0.00%
Service Totals	1,433,962	390,270	104,129	26.68%
Round I	176,638	76,564	12,673	16.55%
Round II	97,802	86,617	18,717	21.61%
Round III	114,840	68,181	1,044	1.53%
Round IV	1,044,682	158,908	71,695	45.12%

*The combined total of acres affected by POL, UXO, and NCR is higher than the total acres affected by these environmental issues because acreage affected by these various problems may overlap. These considerations are not included in the ECP categories 1 through 7.

Table A5
Comparison of Category 1 to 4 Acres and Acres Available for Transfer Taking Other Environmental Encumberance Issues Into Account

	Total Installation Acres	Acres to Transfer Out of DoD	FY00 Category 1-4	Acres Available for Transfer	% of Acres to Transfer Out of DoD
Army	1,142,079	144,031	110,286	109,715	76.17%
Round I	137,806	38,045	35,682	35,682	93.79%
Round II	41,302	35,042	10,342	10,342	29.51%
Round III	26,766	2,566	1,257	1,247	48.60%
Round IV	936,205	68,378	63,005	62,444	91.32%
Navy	194,693	159,137	143,387	144,724	90.94%
Round I	19,493	19,493	19,493	19,493	100.00%
Round II	13,246	12,450	10,700	11,035	88.63%
Round III	65,970	46,761	35,085	35,131	75.13%
Round IV	95,984	80,433	78,109	79,065	98.30%
Air Force	95,332	85,244	69,756	70,222	82.38%
Round I	19,339	19,026	15,703	13,224	69.50%
Round II	43,254	39,125	33,058	36,597	93.54%
Round III	22,017	18,767	16,479	16,166	86.14%
Round IV	10,722	8,326	4,516	4,235	50.86%
DLA	1,858	1,858	1,302	1302	70.08%
Round I	--	--	--	--	--
Round II	--	--	--	--	--
Round III	87	87	77	77	88.51%
Round IV	1,771	1,771	1,225	1225	69.17%
Service Totals	1,433,962	390,270	324,731	325,963	83.52%
Round I	176,638	76,564	70,878	68,399	89.34%
Round II	97,802	86,617	54,100	57,974	66.93%
Round III	114,840	68,181	52,898	52,621	77.18%
Round IV	1,044,682	158,908	146,855	146,969	92.49%

Table A6
Status of Reuse Plans

	Not needed	No interest	Drafting Plan	Plan Drafted	LRA	HUD	Data not Available	Complete	% Complete*
Army (39 Installations)	4	0	1	1	26	7	0	33	94.29%
Round I (11 Installations)	2	0	0	0	9	0	0	9	100.00%
Round II (5 Installations)	1	0	0	0	4	0	0	4	100.00%
Round III (3 Installations)	0	0	0	0	2	1	0	3	100.00%
Round IV (20 Installations)	1	0	1	1	11	6	0	17	89.47%
Navy (41 Installations)	5	1	2	1	26	6	0	32	88.89%
Round I (3 Installations)	0	0	0	0	3	0	0	3	100.00%
Round II (9 Installations)	0	0	1	0	6	2	0	8	88.89%
Round III (19 Installations)	4	1	0	0	11	3	0	14	93.33%
Round IV (10 Installations)	1	0	1	1	6	1	0	7	77.78%
Air Force (29 Installations)	1	0	0	2	22	3	1	25	89.29%
Round I (5 Installations)	1	0	0	0	4	0	0	4	100.00%
Round II (13 Installations)	0	0	0	1	11	1	0	12	92.31%
Round III (7 Installations)	0	0	0	1	4	2	0	6	85.71%
Round IV (4 Installations)	0	0	0	0	3	0	1	3	75.00%
DLA (3 Installations)	0	0	1	0	0	1	1	1	33.33%
Round I (0 Installations)	--	--	--	--	--	--	--	--	--
Round II (0 Installations)	--	--	--	--	--	--	--	--	--
Round III (1 Installations)	0	0	0	0	0	0	1	0	0.00%
Round IV (2 Installations)	0	0	1	0	0	1	0	1	50.00%
Service Totals	10	1	4	4	74	17	2	91	89.22%
Round I (19 Installations)	3	0	0	0	16	0	0	16	100.00%
Round II (27 Installations)	1	0	1	1	21	3	0	24	92.31%
Round III (30 Installations)	4	1	0	1	17	6	1	23	88.46%
Round IV (36 Installations)	2	0	3	2	20	8	1	28	82.35%

*The percentage of total complete includes only reuse plans that are required.

Table A7
NEPA Completion

	NEPA Complete Through FY99	FY99 % NEPA Complete	NEPA Complete Through FY00	FY00 % NEPA Complete
Army (39 Installations)	**35**	**89.74%**	**36**	**92.31%**
Round I (11 Installations)*	9	81.82%	9	81.82%
Round II (5 Installations)	5	100.00%	5	100.00%
Round III (3 Installations)	3	100.00%	3	100.00%
Round IV (20 Installations)	18	90.00%	19	95.00%
Navy (41 Installations)	**23**	**56.10%**	**25**	**60.98%**
Round I (3 Installations)	2	66.67%	1	33.33%
Round II (9 Installations)	6	66.67%	6	66.67%
Round III (19 Installations)	12	63.16%	14	73.68%
Round IV (10 Installations)	3	30.00%	4	40.00%
Air Force (29 Installations)	**29**	**100.00%**	**29**	**100.00%**
Round I (5 Installations)	5	100.00%	5	100.00%
Round II (13 Installations)	13	100.00%	13	100.00%
Round III (7 Installations)	7	100.00%	7	100.00%
Round IV (4 Installations)	4	100.00%	4	100.00%
DLA (3 Installations)	**3**	**100.00%**	**1**	**33.33%**
Round I (0 Installations)	--	--	--	--
Round II (0 Installations)	--	--	--	--
Round III (1 Installations)	1	100.00%	0	0.00%
Round IV (2 Installations)	2	100.00%	1	50.00%
Service Totals	**90**	**80.36%**	**91**	**81.25%**
Round I (19 Installations)	16	84.21%	15	78.95%
Round II (27 Installations)	24	88.89%	24	88.89%
Round III (30 Installations)	23	76.67%	24	80.00%
Round IV (36 Installations)	27	75.00%	28	77.78%

* The two NEPA documents not completed at Army BRAC I installations are for Pueblo and Umatilla. These documents were delayed by the chemical demilitarization missions at these installations and will not be prepared until the missions are completed.

Table A8
NEPA Completion in Relation to Reuse Plan Completion

	NEPA Complete Pre-Reuse Plan	NEPA Complete within 1 Year	NEPA Complete within 2 Years	NEPA Complete over 2 Years	Installation Not Counted
Army (39 Installations)	8	16	8	4	3
Round I (11 Installations)	5	1	0	3	2
Round II (5 Installations)	1	3	0	1	0
Round III (3 Installations)	0	1	2	0	0
Round IV (20 Installations)	2	11	6	0	1
Navy (41 Installations)	6	5	5	9	16
Round I (3 Installations)	0	1	0	0	2
Round II (9 Installations)	2	1	0	3	3
Round III (19 Installations)	4	2	3	5	5
Round IV (10 Installations)	0	1	2	1	6
Air Force (29 Installations)	8	15	4	2	0
Round I (5 Installations)	2	2	0	1	0
Round II (13 Installations)	5	5	3	0	0
Round III (7 Installations)	1	5	0	1	0
Round IV (4 Installations)	0	3	1	0	0
DLA (3 Installations)	0	0	1	0	2
Round I (0 Installations)	--	--	--	--	--
Round II (0 Installations)	--	--	--	--	--
Round III (1 Installations)	0	0	0	0	1
Round IV (2 Installations)	0	0	1	0	1
Service Totals	22	36	18	15	21
Round I (19 Installations)	7	4	0	4	4
Round II (27 Installations)	8	9	3	4	3
Round III (30 Installations)	5	8	5	6	6
Round IV (36 Installations)	2	15	10	1	8

Table A9
Breakdown of FOST/FOSL Transactions and Acreage Completed (through FY00) and Anticipated (FY01)

	Acres to Transfer Out of DoD	FOSTs Completed	FOST Acres Completed	Percentage Acres to be Transferred	FOSLs Completed	FOSL Acres Completed	FOSTs Anticipated	FOST Acres Anticipated	FOSLs Anticipated	FOSL Acres Anticipated
Army	144,031	158	48,756	33.85%	77	15,545	25	9,398	5	4,230
Round I	38,045	24	16,504	43.38%	10	4,494	5	1,304	0	0
Round II	35,042	88	14,864	42.42%	12	1,826	2	1,453	0	0
Round III	2,566	2	727	28.33%	13	2,291	3	212	1	8
Round IV	68,378	44	16,661	24.37%	42	6,934	15	6,429	4	4,222
Navy	159,137	114	54,080	33.98%	1,059	23,257	212	12,085	6	378
Round I	19,493	4	19,477	99.92%	2	6	0	0	0	0
Round II	12,450	25	4,306	34.59%	53	5,258	8	3,832	1	250
Round III	46,761	78	29,327	62.72%	981	13,093	175	4,684	4	124
Round IV	80,433	7	970	1.21%	23	4,900	29	3,569	1	4
Air Force	85,244	211	30,768	36.09%	434	54,704	75	19,132	24	2,624
Round I	19,026	56	5,208	27.37%	44	15,886	13	4,003	0	0
Round II	39,125	112	18,103	46.27%	153	25,947	35	9,536	2	31
Round III	18,767	41	6,777	36.11%	185	7,972	23	3,787	13	415
Round IV	8,326	2	680	8.17%	52	4,899	4	1,806	9	2,178
DLA	1,858	0	0	0.00%	12	1,670	0	0	0	0
Round I	--	--	--	--	--	--	--	--	--	--
Round II	--	--	--	--	--	--	--	--	--	--
Round III	87	0	0	0.00%	1	7	0	0	0	0
Round IV	1,771	0	0	0.00%	11	1,663	0	0	0	0
Service Totals	390,270	483	133,604	34.23%	1,582	95,176	312	40,615	35	7,232
Round I	76,564	84	41,189	53.80%	56	20,386	18	5,307	0	0
Round II	86,617	225	37,273	43.03%	218	33,031	45	14,821	3	281
Round III	68,181	121	36,831	54.02%	1,180	23,363	201	8,683	18	547
Round IV	158,908	53	18,311	11.52%	128	18,396	48	11,804	14	6,404

Table A10
FOST/FOSL FY00 Projections and Completions

	FOST Complete by FY99	FOST Complete in FY00	FOST Projected for FY00	% FOST Projected Complete	FOST Complete by FY00	FOSL Complete by FY99	FOSL Complete in FY00	FOSL Projected for FY00	% FOSL Projected Complete	FOSL Complete by FY00
Army	119	39	35	111.43%	158	71	6	6	100.00%	77
Navy	83	31	226	13.72%	114	1,057	2	12	16.67%	1059
Air Force	166	45	102	44.12%	211	389	45	27	166.67%	434
DLA	2	-2	3	-66.67%	0	11	1	1	100.00%	12
Totals	370	113	366	30.87%	483	1,528	54	46	117.39%	1582

Table A11
Breakout of Acres Leased and Transferred

	Total Installation Acres	Acres to Transfer Out of DoD	Actual Acres Leased to Federal Entity	Actual Acres Leased to Non-Federal Entity	Total Acres Leased	Actual Acres Transferred to Federal Entity	Actual Acres Transferred to Non-Federal Entity	Total Acres Transferred
Army	1,142,079	144,031	0	12,804	12,804	25,924	11,785	37,709
Round I	137,806	38,045	0	4,400	4,400	14,106	822	14,928
Round II	41,302	35,042	0	478	478	8,952	4,793	13,745
Round III	26,766	2,566	0	2,212	2,212	0	2,348	2,348
Round IV	936,205	68,378	0	5,714	5,714	2,866	3,822	6,688
Navy	194,693	159,137	249	5,188	5,437	22,066	38,443	60,509
Round I	19,493	19,493	0	5	5	14,639	4,826	19,465
Round II	13,246	12,450	0	118	118	2,965	6,595	9,560
Round III	65,970	46,761	249	4,781	5,030	3,114	26,074	29,188
Round IV	95,984	80,433	0	284	284	1,348	948	2,296
Air Force	95,332	85,244	245	42,164	42,409	7,664	16,469	24,133
Round I	19,339	19,026	20	15,619	15,639	2,016	953	2,969
Round II	43,254	39,125	180	18,949	19,129	5,240	11,429	16,669
Round III	22,017	18,767	45	3,340	3,385	382	3,407	3,789
Round IV	10,722	8,326	0	4,256	4,256	26	680	706
DLA	1,858	1,858	0	1,665	1,665	0	0	0
Round I	--	--	--	--	--	--	--	--
Round II	--	--	--	--	--	--	--	--
Round III	87	87	0	7	7	0	0	0
Round IV	1,771	1,771	0	1,658	1,658	0	0	0
Service Totals	1,433,962	390,270	494	61,821	62,315	55,654	66,697	122,351
Round I	176,638	76,564	20	20,024	20,044	30,761	6,601	37,362
Round II	97,802	86,617	180	19,545	19,725	17,157	22,817	39,974
Round III	114,840	68,181	294	10,340	10,634	3,496	31,829	35,325
Round IV	1,044,682	158,908	0	11,912	11,912	4,240	5,450	9,690

Table A12
Comparison of Leased and Transferred Acres from FY99 to FY00

	Total Installation Acres	Acres to Transfer Out of DoD	Total Acres Leased FY99	Total Acres Leased FY00	% Change FY99-FY00	Total Acres Transferred FY99	Total Acres Transferred FY00	% Change FY99-FY00
Army	1,142,079	144,031	10,445	12,804	22.58%	24,999	37,709	50.84%
Round I	137,806	38,045	4,474	4,400	-1.65%	9,952	14,928	50.00%
Round II	41,302	35,042	1,803	478	-73.49%	13,239	13,745	3.82%
Round III	26,766	2,566	1,580	2,212	40.00%	709	2,348	231.17%
Round IV	936,205	68,378	2,588	5,714	120.79%	1,099	6,688	508.55%
Navy	194,693	159,137	5,338	5,188	-2.81%	29,983	60,509	101.81%
Round I	19,493	19,493	0	5	100.00%	8,082	19,465	140.84%
Round II	13,246	12,450	2,417	118	-95.12%	6,602	9,560	44.80%
Round III	65,970	46,761	2,747	4,781	74.04%	13,197	29,188	121.17%
Round IV	95,984	80,433	174	284	63.22%	2,102	2,296	9.23%
Air Force	95,332	85,244	41,048	42,164	2.72%	19,886	24,133	21.36%
Round I	19,339	19,026	15,661	15,619	-0.27%	2,925	2,969	1.50%
Round II	43,254	39,125	19,445	18,949	-2.55%	16,256	16,669	2.54%
Round III	22,017	18,767	3,944	3,340	-15.31%	679	3,789	458.03%
Round IV	10,722	8,326	1,998	4,256	113.01%	26	706	2615.38%
DLA	1,858	1,858	1,673	1,665	-0.48%	0	0	0.00%
Round I	--	--	--	--	--	--	--	--
Round II	--	--	--	--	--	--	--	--
Round III	87	87	10	7	-30.00%	0	0	0.00%
Round IV	1,771	1,771	1,663	1,658	-0.30%	0	0	0.00%
Service Totals	1,433,962	390,270	58,504	61,821	5.67%	74,868	122,351	63.42%
Round I	176,638	76,564	20,135	20,024	-0.55%	20,959	37,362	78.26%
Round II	97,802	86,617	23,665	19,545	-17.41%	36,097	39,974	10.74%
Round III	114,840	68,181	8,281	10,340	24.86%	14,585	35,325	142.20%
Round IV	1,044,682	158,908	6,423	11,912	85.46%	3,227	9,690	200.28%

APPENDIX A

Appendix B
Minor Installation
Data Summary

Table B1
Minor Installations Included in the FY00 BCP Abstracts

	Army	Navy	Air Force	Total
Round I	ALABAMA AAP			**68**
	BENNETT ARNG TRNG SITE			
	CAMP NAVAJO			
	CAPE ST. GEORGE			
	COOSA RIVER STORAGE ANNEX(ANNISTON)			
	DEFENSE MAPPING AGENCY - HERNDON			
	FORT DES MOINES			
	FORT DOUGLAS			
	GAITHERSBURG RES FACILITY			
	INDIANA AAP			
	KAPALAMA MIL RESERVATION			
	MOT, NEW ORLEANS			
	NIKE KANSAS CITY 30			
	PONTIAC STORAGE ACTIVITY			
	TACONY WAREHOUSE			
	53 HOUSING AREAS			
Round II				**0**
Round III		PACIFIC GROVE NRC		**2**
		PORT HUENEME CIVENGLAB		
Round IV	BIG COPPITT KEY		O'HARE IAP ARS	**17**
	C.E. KELLY SUPPORT FACILITY BRAC		ONIZUKA AS	
	CAMP KILMER		ONTARIO IAP AGS	
	CAMP PEDRICKTOWN			
	EAST FORT BAKER			
	FORT BRAGG RECREATION CTR #2			
	FORT BUCHANAN			
	FORT HOLABIRD			
	FORT HUNTER LIGGETT BRAC			
	FORT INDIANTOWN GAP			
	FORT MISSOULA			
	LOMPOC BRANCH DISCIPLINARY BARRACKS			
	RIO VISTA RES TRNG AREA			
	USA BELLMORE MAINT. FACILITY			
Total	**82**	**2**	**3**	**87**

Table B2
Minor Installations without BCP Abstract Data

	Navy
Round IV	ANNAPOLIS SURFWARCENDT
	GUAM NSRF
	GUAM PWC
	KEY WEST NAS
	ORLANDO UWSRD NRL

Table B3
Status of FY00 Environmental Condition of Property Categories*

	Total Installation Acres	Acres to Transfer out of DoD	FY00 Category 1-4	% of Acres to be Transferred	FY00 Category 5-6	FY00 Category 7
Army	214344	10075	9745	96.72%	218	112
Round I	44952	6827	6620	96.97%	154	53
Round II	--	--	--	--	--	--
Round III	--	--	--	--	--	--
Round IV	169392	3248	3125	96.21%	64	59
Navy	37	37	37	100.00%	0	0
Round I	--	--	--	--	--	--
Round II	--	--	--	--	--	--
Round III	37	37	37	100.00%	0	0
Round IV	--	--	--	--	--	--
Air Force	507	367	326	88.83%	41	0
Round I	--	--	--	--	--	--
Round II	--	--	--	--	--	--
Round III	--	--	--	--	--	--
Round IV	507	367	326	88.83%	41	0
Service Totals	214888	10479	10108	96.46%	259	112
Round I	44952	6827	6620	96.97%	154	53
Round II	--	--	--	--	--	--
Round III	37	37	37	100.00%	0	0
Round IV	169899	3615	3451	95.46%	105	59

*Data represent 87 installations listed in Table B1 and not all minor installations. ECP categorizes property with respect to eligibility to transfer property under the CERCLA framework.

Table B4
Breakout of Acres Leased and Transferred

	Total Installation Acres	Acres to Transfer Out of DoD	Actual Acres Leased to Federal Entity	Actual Acres Leased to Non-Federal Entity	Total Acres Leased	Actual Acres Transferred to Federal Entity	Actual Acres Transferred to Non-Federal Entity	Total Acres Transferred
Army	214,344	10,075	0	14	14	2,927	1,402	4,359
Round I	44,952	6,827	0	0	0	2,921	1,377	4,298
Round II	--	--	--	--	--	--	--	--
Round III	--	--	--	--	--	--	--	--
Round IV	169,392	3,248	0	14	14	6	25	61
Navy	37	37	0	0	0	4	33	37
Round I	--	--	--	--	--	--	--	--
Round II	--	--	--	--	--	--	--	--
Round III	37	37	0	0	0	4	33	37
Round IV	--	--	--	--	--	--	--	--
Air Force	507	367	0	252	252	0	107	107
Round I	--	--	--	--	--	--	--	--
Round II	--	--	--	--	--	--	--	--
Round III	--	--	--	--	--	--	--	--
Round IV	507	367	0	252	252	0	107	107
Service Totals	214,888	10,479	0	266	266	2,931	1,542	4,503
Round I	44,952	6,827	0	0	0	2,921	1,377	4,298
Round II	--	--	--	--	--	--	--	--
Round III	37	37	0	0	0	4	33	37
Round IV	169,899	3,615	0	266	266	6	132	168

*Data represent 87 installations listed in Table B1 and not all minor installations

Appendix C
Environmental Restoration Site Information

Table C1
Breakout of BRAC Site Types

Site Type	Number of Sites
Above Ground Storage Tank	86
Burn Area	79
Building Demolition/Debris Removal	15
Chemical Disposal	29
Contaminated Buildings	291
Contaminated Fill	30
Contaminated Ground Water	116
Contaminated Sediments	101
Contaminated Soil Piles	41
Dip Tank	9
Disposal Pit and Dry Well	229
Drainage Ditch	29
Explosive Ordnance Disposal Area	47
Fire/Crash Training Area	107
Firing Range	27
Incinerator	35
Industrial Discharge	39
Landfill	383
Leach Field	19
Maintenance Yard	80
Mixed Waste Area	33
Oil/Water Separator	82
Optical Shop	1
Other	90
Pesticide Shop	40
Pistol Range	10
Plating Shop	10
POL (Petroleum/Oil/Lubricants) Lines	60
Radioactive Waste Area	33
Sewage Effluent Settling Ponds	10
Sewage Treatment Plant	21
Small Arms Range	29
Soil Contamination After Tank Removal	40
Spill Site Area	795
Storage Area	527
Storm Drain	98
Surface Disposal Area	317
Surface Impoundment/Lagoon	63
Surface Runoff	20
Underground Storage Tanks	517
Underground Tank Farm	35
Unexploded Munitions and Ordnance Area	71
Washrack	31
Waste Lines	110
Waste Treatment Plant	62

Figure C1
BRAC Site Types

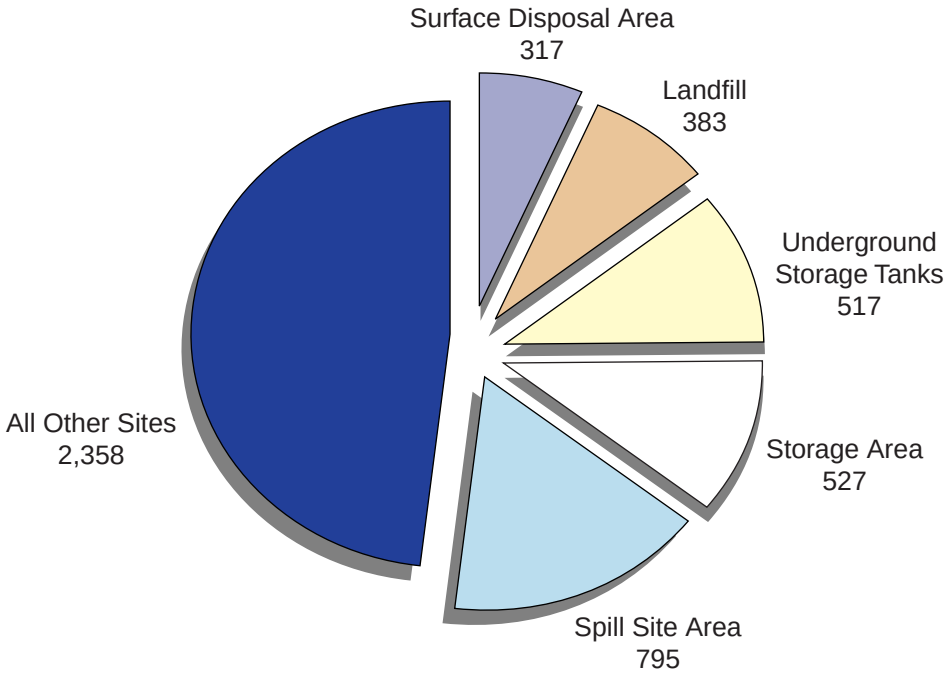


Figure C2
Active Site Types

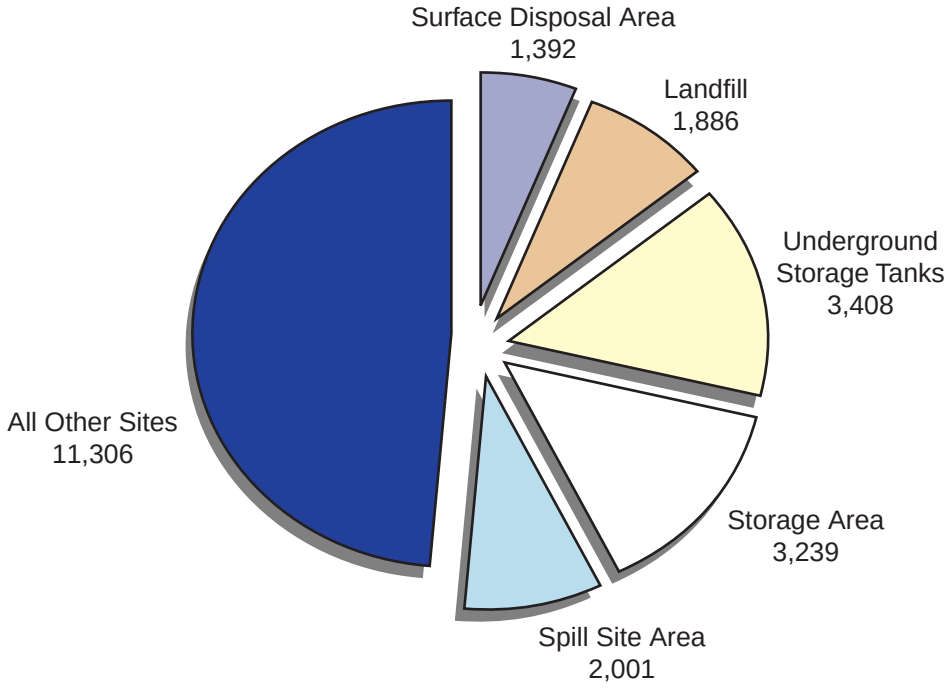


Table C2
Comparison of BRAC RC and Underway Sites

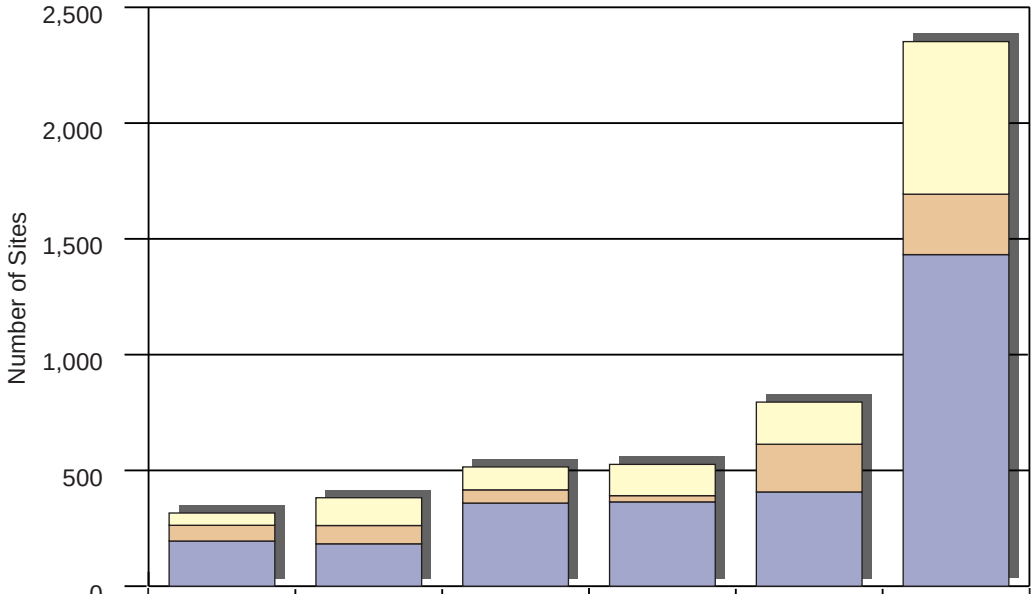
Site Type	Total Sites	RC	% of Total	Underway	% of Total
All Other Sites	2,358	1,432	60.73%	920	39.02%
Landfill	383	183	47.78%	199	51.96%
Spill Site Area	795	407	51.19%	388	48.81%
Storage Area	527	364	69.07%	162	30.74%
Surface Disposal Area	317	195	61.51%	121	38.17%
Underground Storage Tanks	517	359	69.44%	156	30.17%
Total	**4,897**	**2,940**	**60.04%**	**1,946**	**39.74%**

* Includes all sites except for 11 that have not yet begun investigation

Table C3
Phase Activities at BRAC Installations

	Completed	Under Way	Future
Phase		Sites (Interim Actions)	
Investigation	3638	1248	11
Interim Action	1080 (1376)	341(460)	
Remedial Design	602	135	518
Remedial Action Construction	722	188	747
Remedial Action Operation	45	143	489
Long Term Monitoring	70	158	744

Figure C3
Phase Status by Site Type*



	Surface Disposal Area	Landfill	Underground Storage Tanks	Storage Area	Spill Site Area	All Other Site Types
Investigation	53	120	99	135	182	659
Cleanup	68	79	57	27	206	261
Response Complete	195	183	359	364	407	1,432

*Includes all sites except for 11 that have not yet begun investigation

Appendix D
Environmental Restoration
Phase Durations

Figure D1
Army BRAC Installations Average Phase Duration

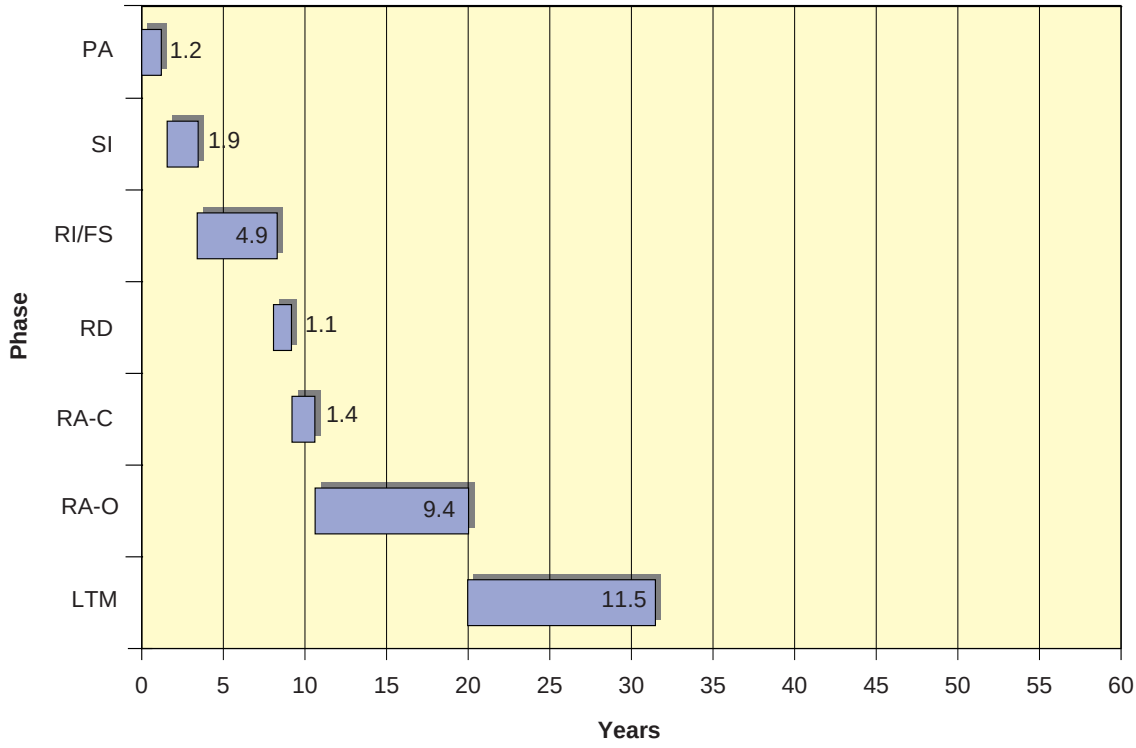


Figure D2
Army Active Installations Average Phase Duration

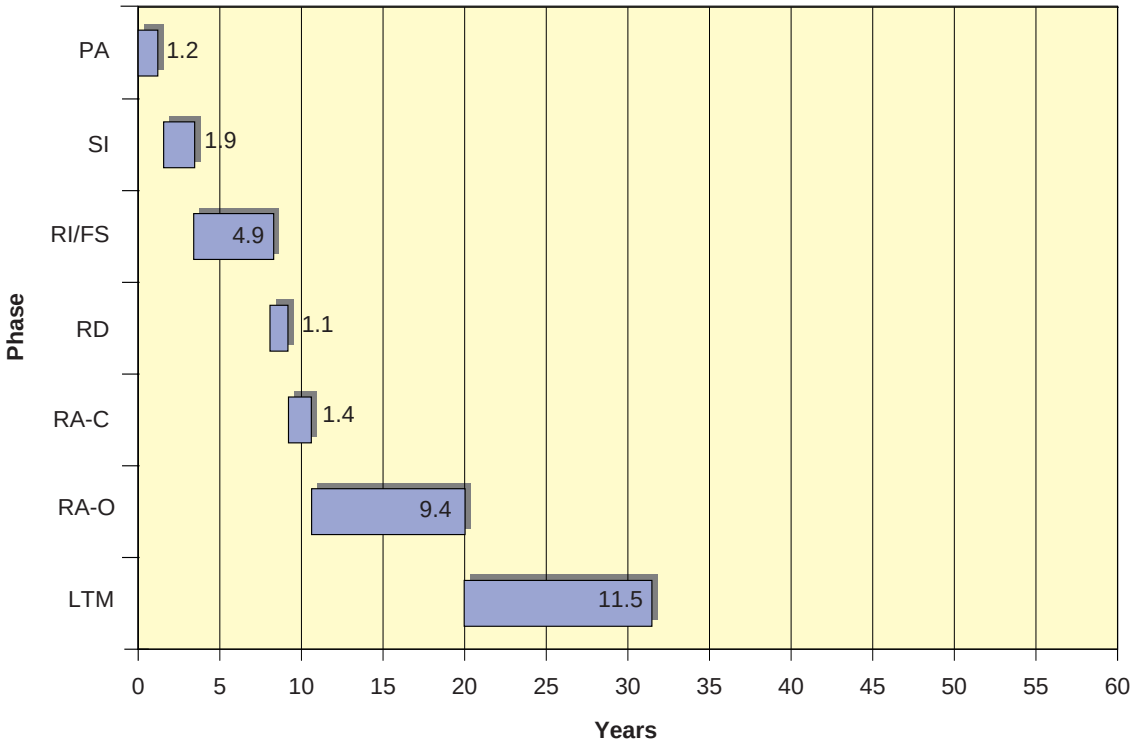


Figure D3
Army BRAC Installations Average Phase Duration (with gaps)

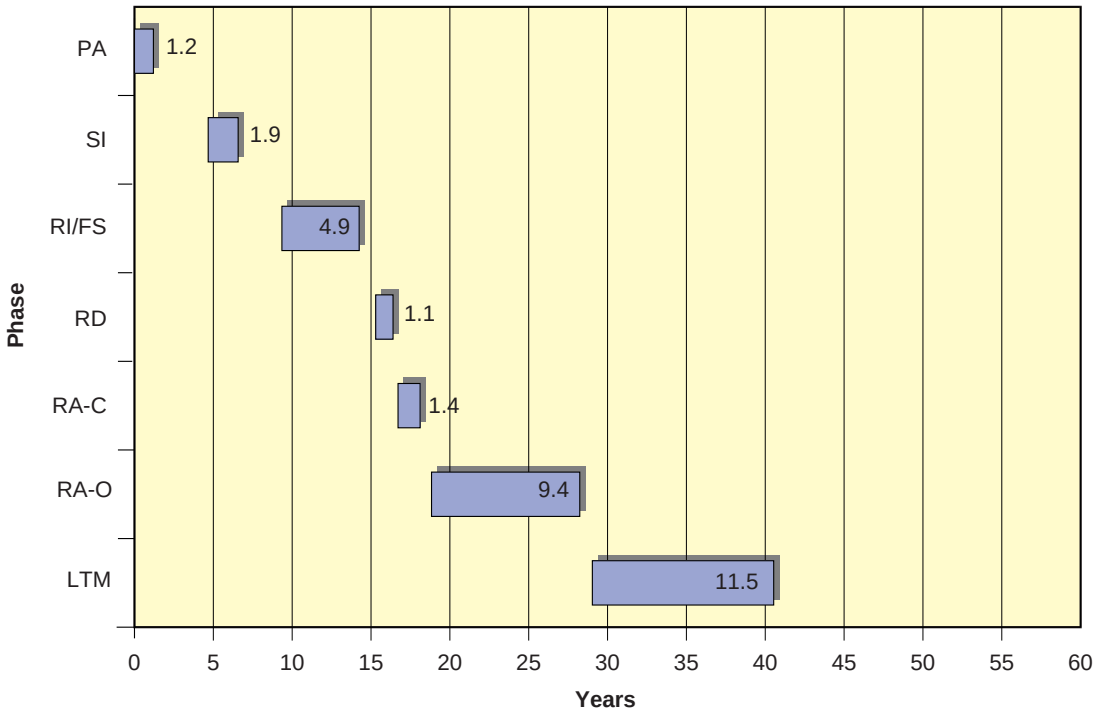


Figure D4
Army Active Installations Average Phase Duration (with gaps)

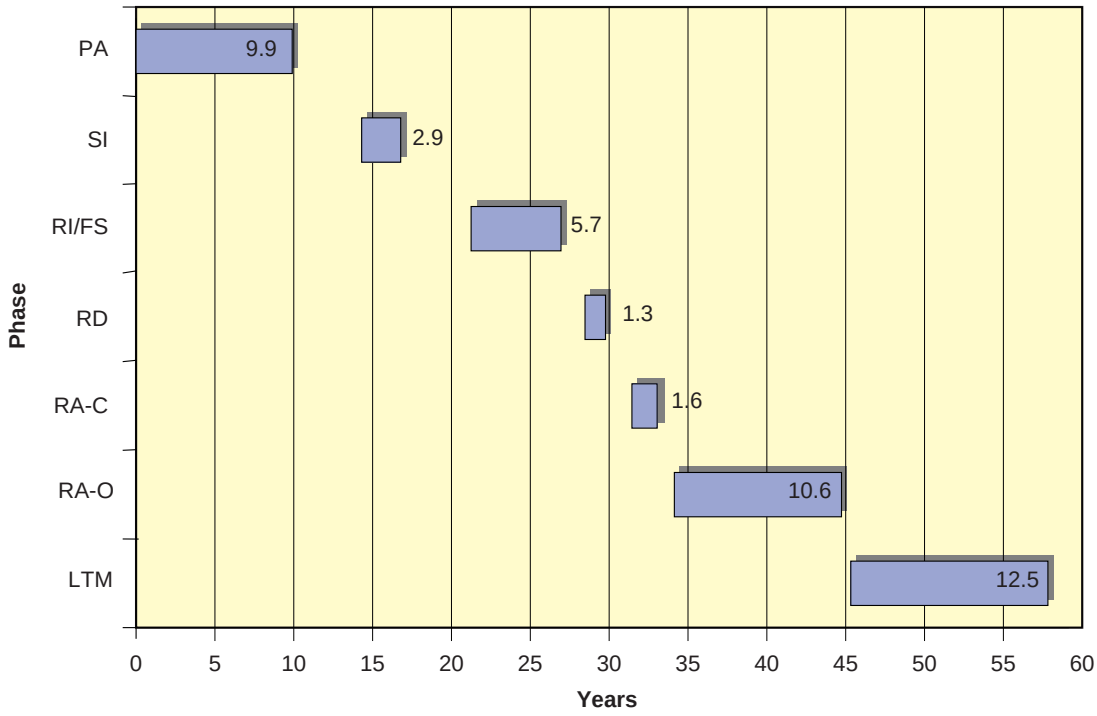


Figure D5
Navy BRAC Installations Average Phase Duration

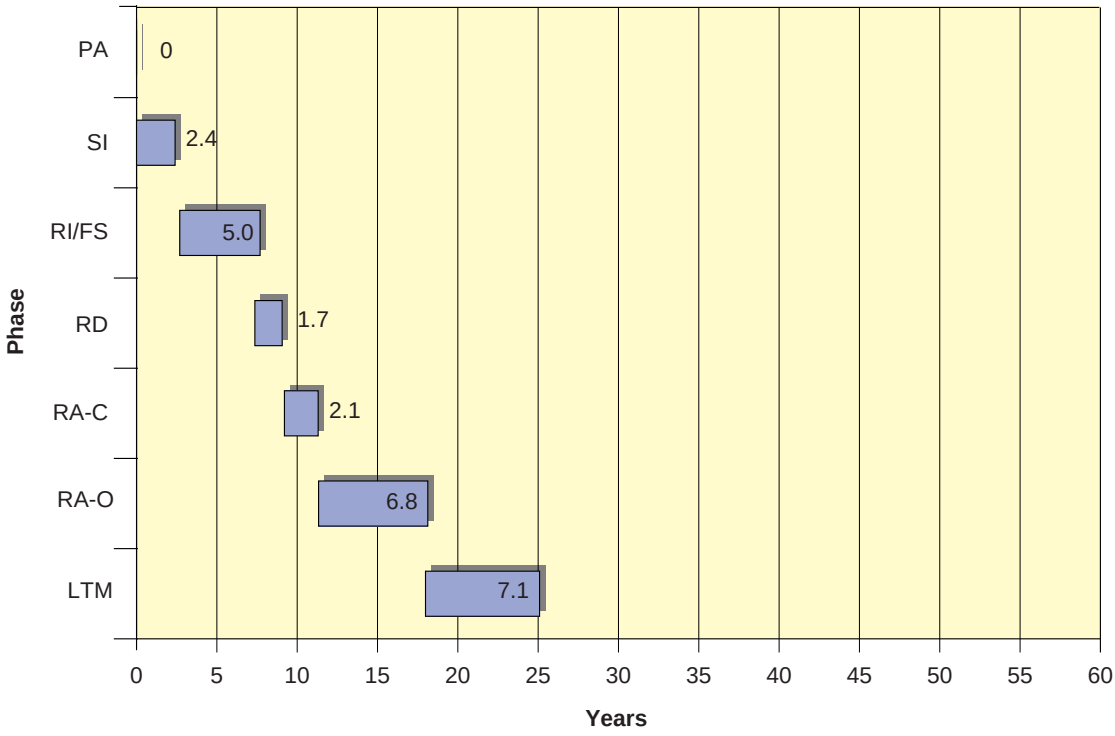


Figure D6
Navy Active Installations Average Phase Duration

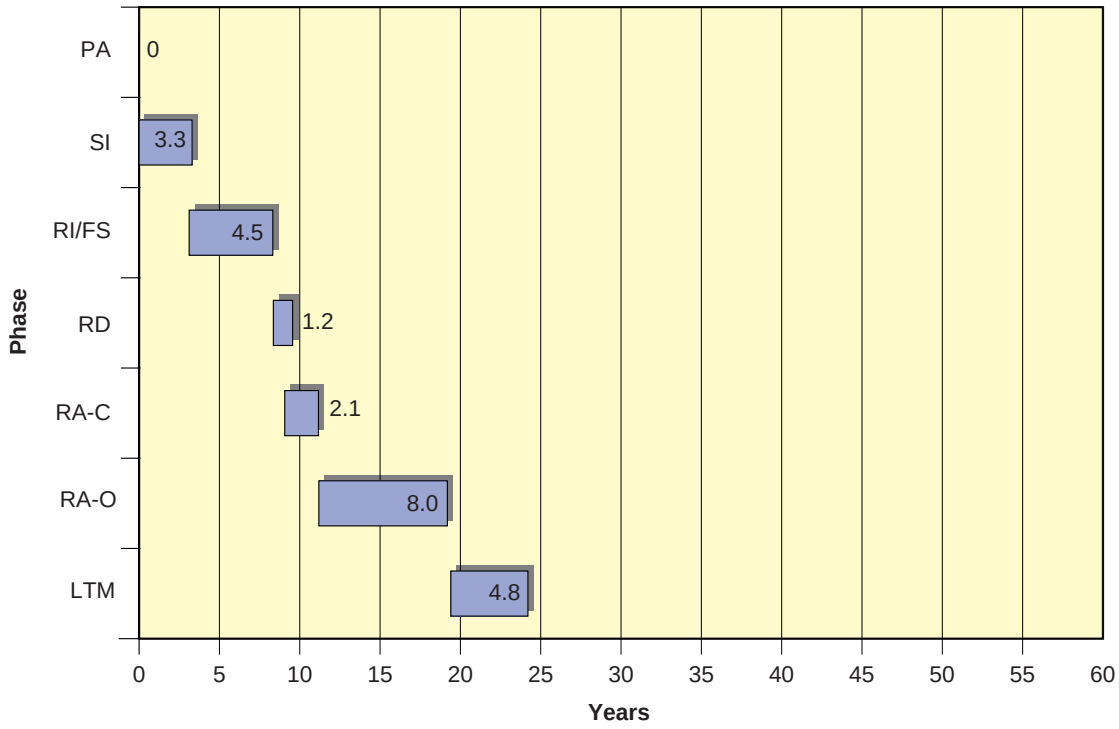


Figure D7
Navy BRAC Installations Average Phase Duration (with gaps)

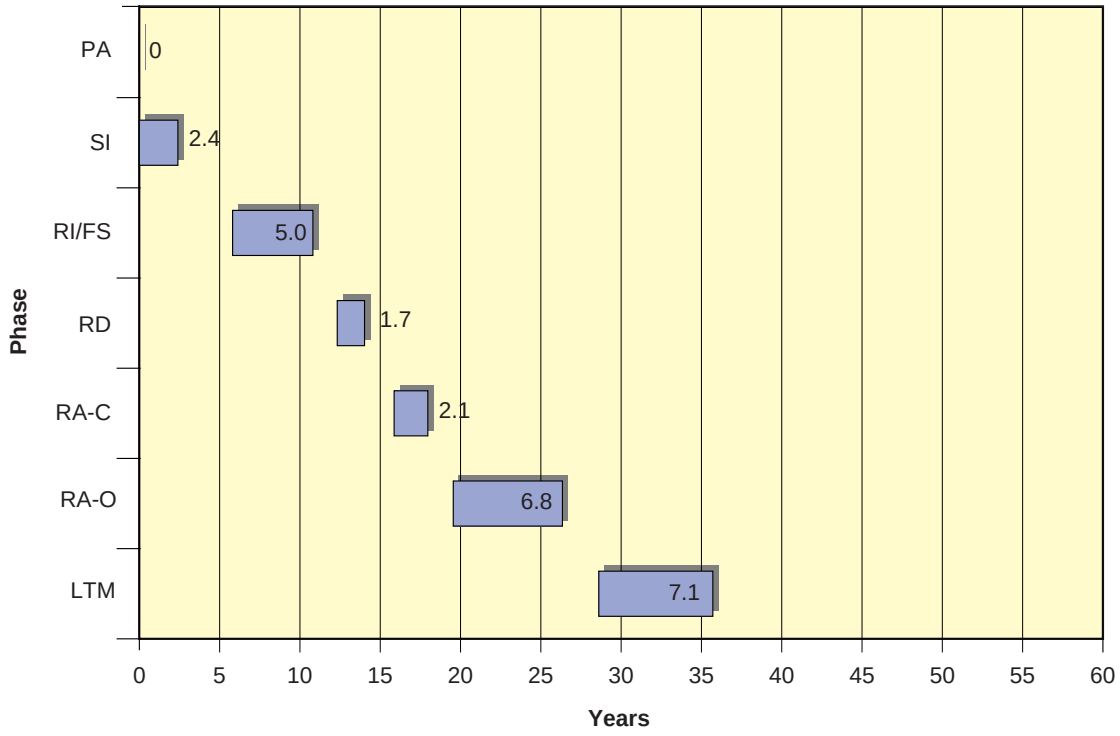


Figure D8
Navy Active Installations Average Phase Duration (with gaps)

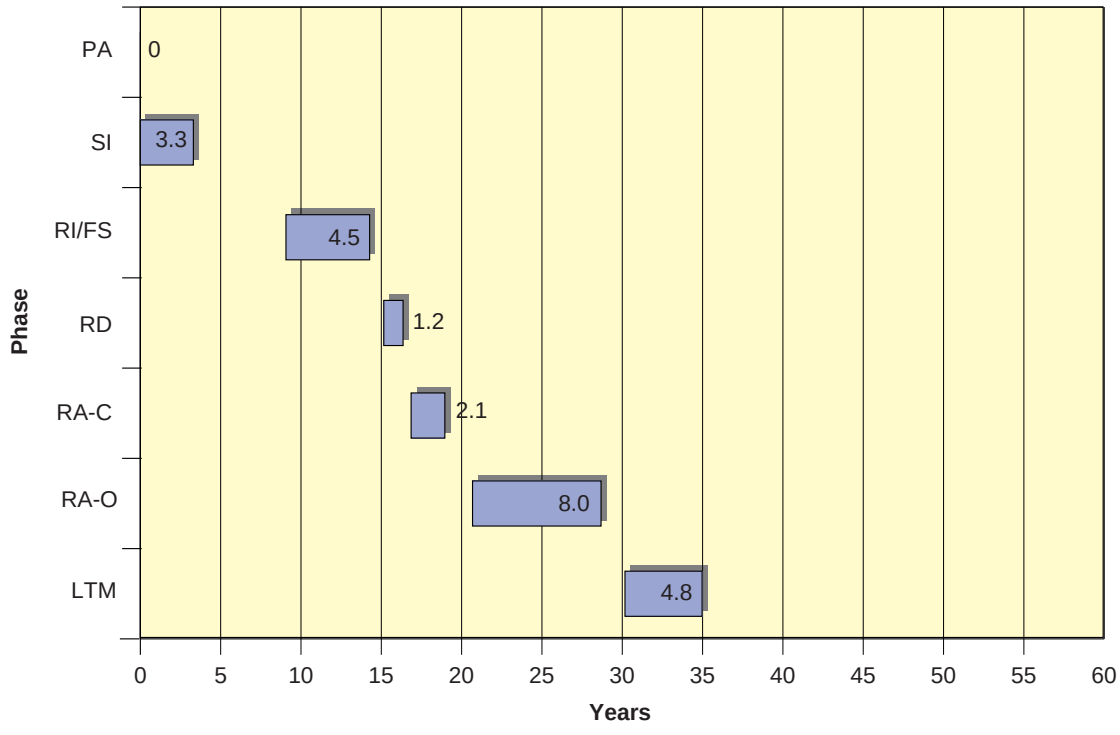


Figure D9
Air Force BRAC Installations Average Phase Duration

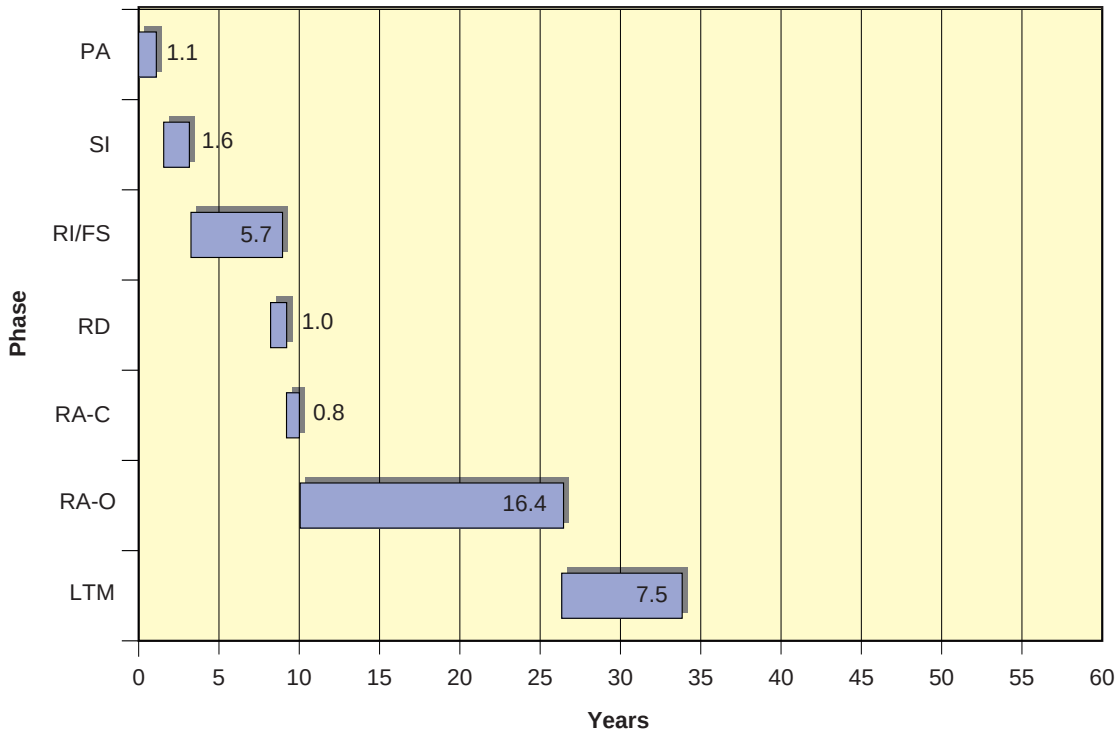


Figure D10
Air Force Active Installations Average Phase Duration

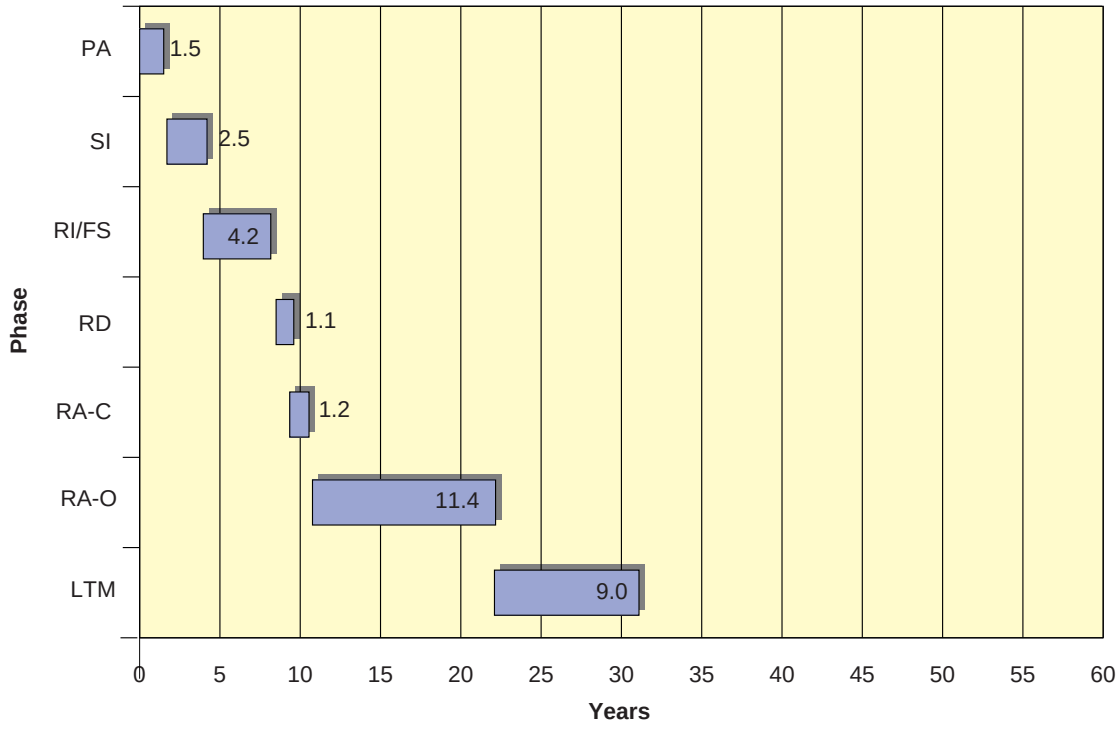


Figure D11
Air Force BRAC Installations Average Phase Duration (with gaps)

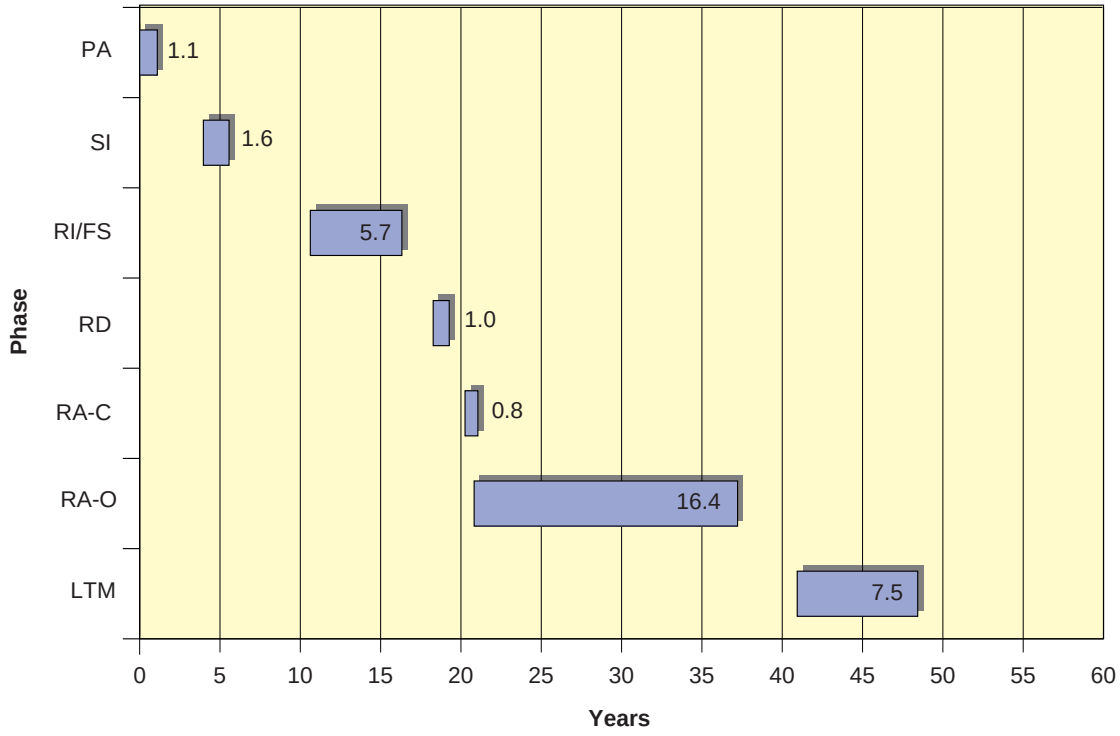


Figure D12
Air Force Active Installations Average Phase Duration (with gaps)

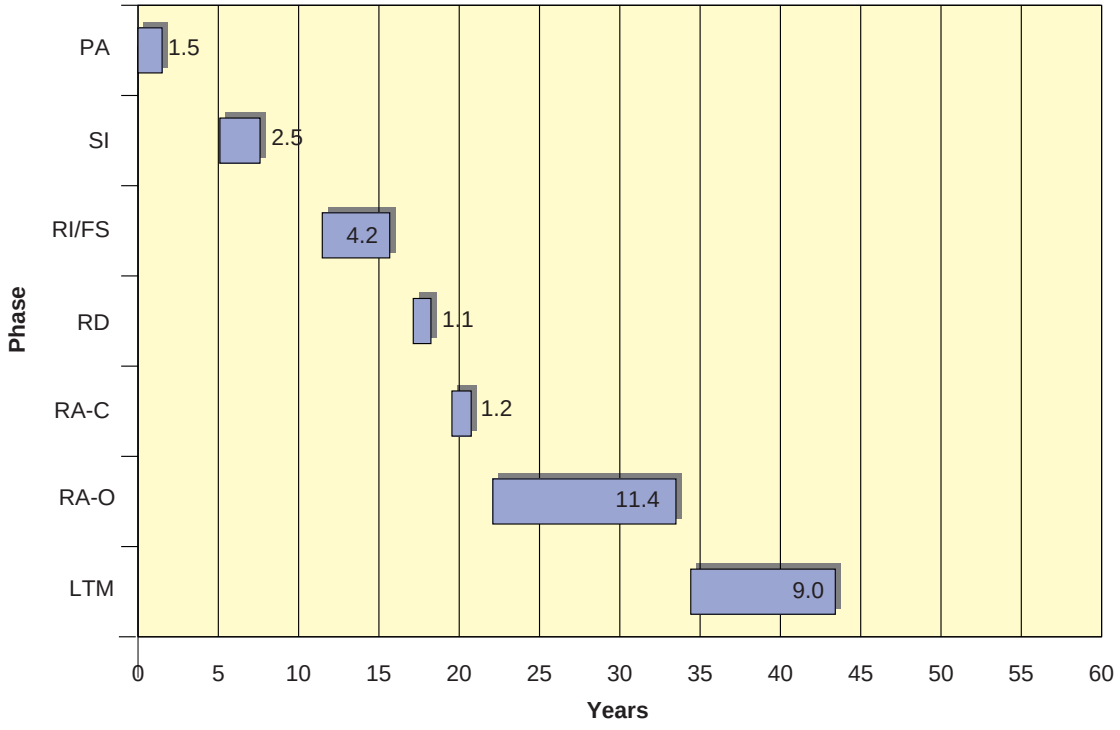


Figure D13
DLA BRAC Installations Average Phase Duration

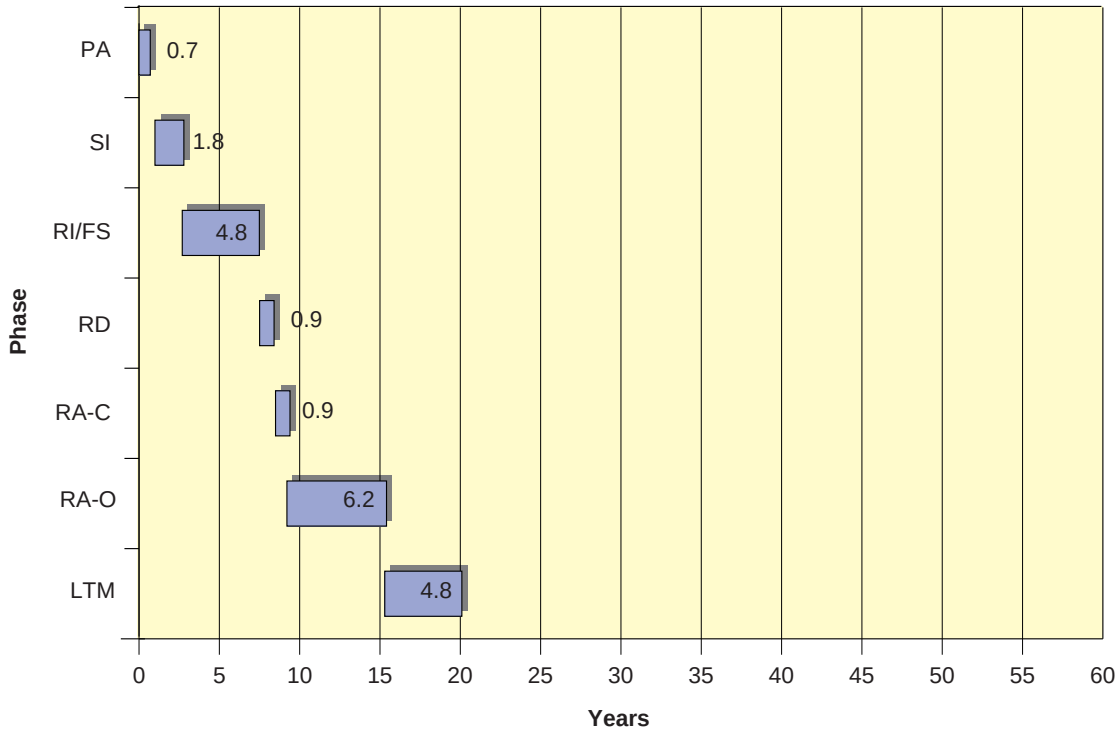


Figure D14
DLA Active Installations Average Phase Duration

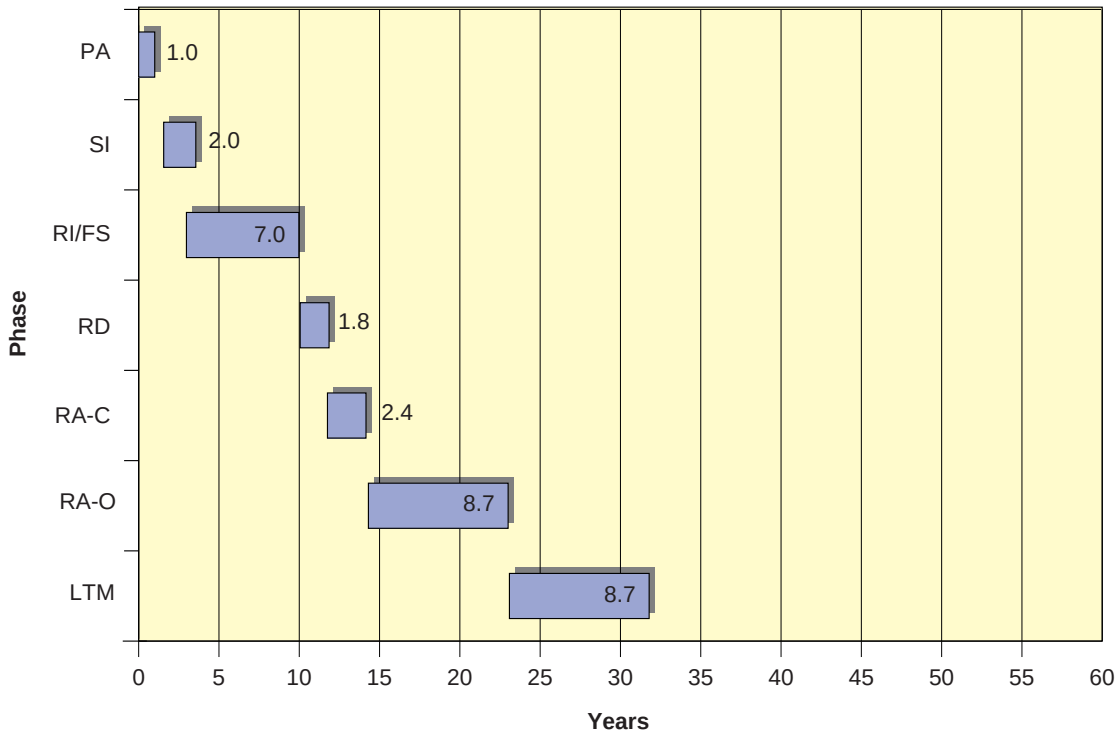


Figure D15
DLA BRAC Installations Average Phase Duration (with gaps)

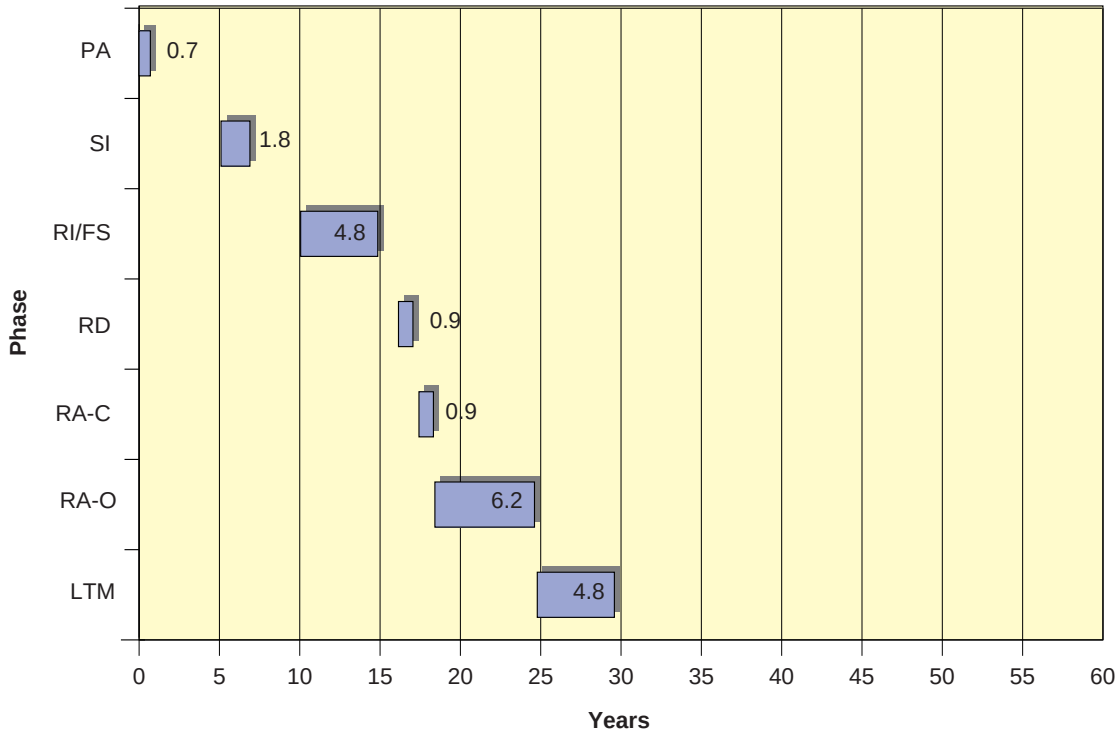
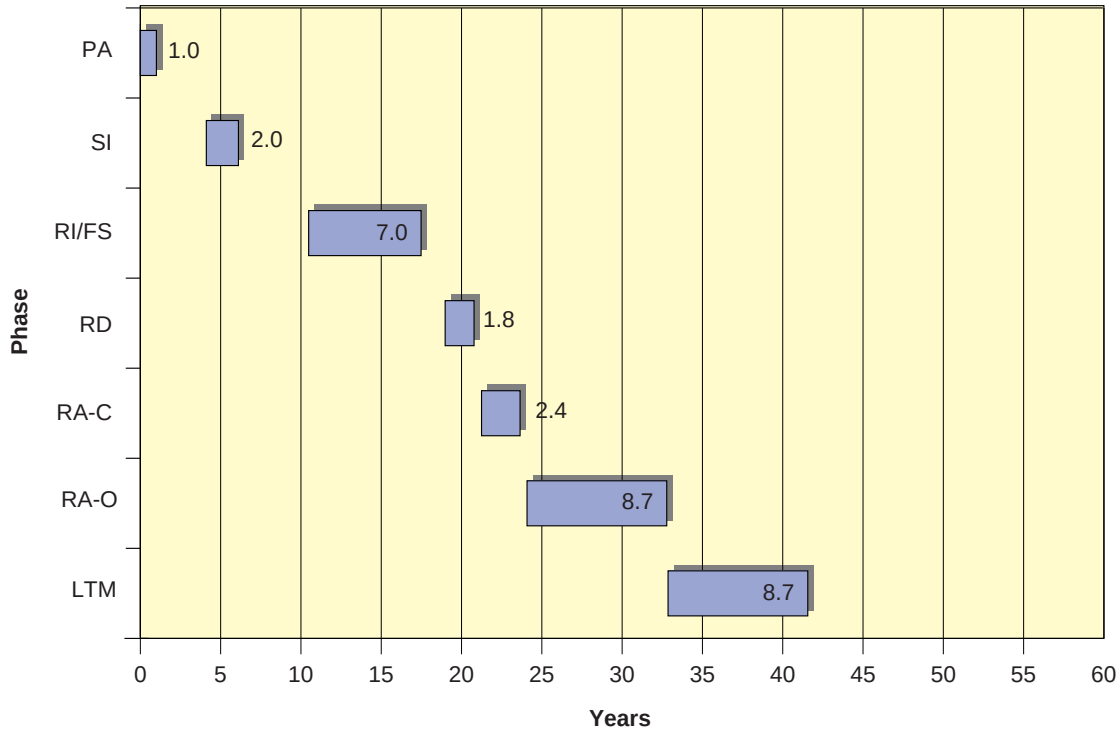


Figure D16
DLA Active Installations Average Phase Duration (with gaps)



APPENDIX D

Appendix E
Federal Laws Governing BRAC Property

The Comprehensive Environmental Response, Compensation, and Liability Act

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) was enacted to address instances of past contamination and establishes a process for remediating hazardous substances released into the environment. CERCLA itself requires that cleanup efforts at federal facilities be conducted according to CERCLA requirements. Moreover, when it established the Defense Environmental Restoration Program, Congress specifically directed DoD to conduct environmental cleanup in accordance with CERCLA. For these reasons, and to institute a common framework for managing a large national cleanup program, DoD follows CERCLA as the primary legislative authority for managing cleanup at military installations. As the lead agency for cleanups conducted under CERCLA at military installations, DoD can also take advantage of existing CERCLA mechanisms (such as removal actions) to expedite cleanup.

Property becomes subject to CERCLA when there is a release, or a substantial threat of a release, of a hazardous substance. Once such contamination is found, CERCLA requires an assessment and response action to protect human health and the environment. Before property can be transferred from DoD to a non-Federal entity, all necessary remedial actions with respect to hazardous substance must have been taken. The one exception to this requirement is a transfer using early transfer authority (CERCLA Section 120(h)(3)). If property is transferred under this authority, ownership can be transferred to a non-federal entity before cleanup is completed.

The National Environmental Policy Act (NEPA)

Another major Federal environmental law relating to the transfer of BRAC property is the NEPA. NEPA requires federal agencies to evaluate the environmental impacts of major Federal actions—in this case, the disposal and reuse of property at closed military facilities. (As part of the BRAC legislation, the impact of base closure did not have to be evaluated under NEPA.) DoD cannot transfer BRAC property before completion of a NEPA analysis. Either an Environmental Assessment (EA) or an Environmental Impact Statement (EIS) must be prepared for the property disposal and reuse, unless the action qualifies for a categorical exclusion. In most instances, installations will prepare an EA in order to determine whether the property disposal and reuse will have significant environmental impacts. If the EA determines that there are no significant impacts, no further analysis is required. An installation may conduct an EIS, a more comprehensive environmental analysis, if it is deemed necessary from the start or if the EA concludes that property disposal and reuse may have the potential to cause significant environmental impacts.

Appendix F
Fast Track Cleanup and the BRAC Cleanup Team

The BRAC Cleanup Team

The 1993 fast-track cleanup initiative called for the creation of a team at each installation to help speed cleanup and facilitate the reuse and transfer process. These BRAC Cleanup Teams (BCTs) coordinate fast-track cleanup and are the primary forum for addressing issues that affect the execution of cleanup in support of reuse. Typically the BCT consists of the DoD BRAC environmental coordinator and U.S. EPA and state remedial project managers. The BCT is charged with developing environmental cleanup goals and then making decisions and setting priorities based on those goals. The BCT concept was created to foster partnerships and facilitate communication between the installation and its regulatory agencies, as well as to find ways of accelerating cleanup actions to make installation property available for transfer and reuse as soon as possible, while continuing to protect human health and the environment.

Steps for Successful Cleanup

One key to successful and timely environmental restoration at BRAC installations is effective use of the BRAB cleanup plan (BCP) to integrate reuse needs with cleanup efforts. The BCT develops the initial BCP based on the environmental baseline survey and then updates it to reflect new requirements in the cleanup program, changes in reuse, and changes in the schedule. As remediation reaches completion, the BCP becomes an important historical document regarding the environmental restoration process and decisionmaking at an installation. DoD is developing a process to archive the final BCP for each installation and to closeout the BCT when environmental restoration work is complete.

The data on which much of this analysis is based are contained in the BCP abstract. Important information on the installation is contained in the abstract. Components annually prepare and BCP abstracts for selected installatins and submit them to the DoD Environmental Security Office. Together, the abstracts provide information on the environmental status and the reuse support efforts of each installation and are used to identify trends and track progress. All BCT members must review their installation's BCP abstracts.

Working with the Community

In the past 6 years, partnerships between affected communities and BCTs have become the foundation for the cleanup and reuse process. The BCT works with the base transition coordinator and the local redevelopment authority (LRA) to develop and implement a cleanup program that facilitates redevelopment. Formed by local or state government and recognized by DoD, the LRA is the public entity responsible for representing the community's interests and developing or implementing the reuse plan for the installation. The LRA is often the recipient of the property as well. The base transition coordinator is appointed by DoD to work as an ombudsperson for the community and often acts as liaison between the BCT and the LRA. The

base transition coordinator is responsible for ensuring that property disposal and reuse issues are closely coordinated with environmental restoration initiatives, thereby enabling property to be transferred as efficiently as possible.

The BCT also works with the Restoration Advisory Board (RAB), which provides a major forum for public participation in the cleanup process. RABs consist of representatives of regulatory agencies, community members, and representatives of the installation. They provide a forum for discussion and exchange of information about BRAC cleanup activities. RABs exist to provide input on the BRAC environmental restoration process as key cleanup decisions are made. DoD has found that working with communities is the most effective way of carrying out DoD cleanup responsibilities at BRAC installations. This proactive stance helps minimize delays in the cleanup schedule that might arise if BCTs did not involve stakeholders and address their needs early in the process.

Within the BRAC framework, the BCT and the LRA have different functions and priorities. DoD is responsible for making cleanup decisions, while the LRA is responsible for implementing a land reuse plan for the property. Before a BCT can respond to the reuse priorities of the LRA, the LRA must organize itself and coordinate with its community constituents to determine realistic redevelopment priorities. Cleanup decisions are not dictated by land use, but rather by regulatory requirements and environmental restoration technology. It is DoD policy, however, to consider the intended land use stated in approved community reuse plans to the fullest extent reasonably practicable, in making cleanup decisions. For the BRAC process to be successful, cleanup decisions and reuse decisions should be closely coordinated and must both consider the past use of the property, fiscal and technical practicalities, and the community's preference for the future use of the property. DoD officials, regulators, RABs, and LRAs must work together to reach cleanup and reuse decisions that are both compatible and practicable. The BCT should try to meet the LRA's needs, but ultimately it is the BCT, with guidance from DoD and regulatory agencies, that makes the cleanup decisions, in compliance with regulatory requirements.

APPENDIX F